



**HERITAGE
ADVISORY COMMITTEE
MEETING AGENDA**

MONDAY, FEBRUARY 8, 2016

7 P.M.

**HOLLAND ROOM
AURORA TOWN HALL**



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

DATE: Monday, February 8, 2016

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 December 14, 2015 pg. 1

RECOMMENDED:

THAT the Heritage Advisory Committee meeting minutes of December 14, 2015, be received for information.

4. DELEGATIONS

(a) **Chris Alexander, Resident** pg. 9
**Re: Request to Remove a Property from the Aurora Register of
Properties of Cultural Heritage Value or Interest – 101 Tyler Street**

(b) **Helen Ahranis & Adam Marshall, Residents** pg. 10
**Re: Item 1 – HAC16-001 – Request to Remove a Property from the
Aurora Register of Properties of Cultural Heritage Value or
Interest, 41 Metcalfe Street**

5. MATTERS FOR CONSIDERATION

1. **HAC16-001 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest, 41 Metcalfe Street** pg. 11

RECOMMENDED:

THAT Report No. HAC16-001 be received; and

THAT the Heritage Advisory Committee provide one of the following recommendations to Council:

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

6. INFORMATIONAL ITEMS

2. **Memorandum from Planner** pg. 32
Re: Aurora Pet Cemetery

RECOMMENDED:

THAT the memorandum regarding Aurora Pet Cemetery be received for information.

3. **Extract from Council Meeting of January 26, 2016** pg. 36
Re: Heritage Advisory Committee Meeting Minutes of December 14, 2015

RECOMMENDED:

THAT the Extract from Council Meeting of January 26, 2016, regarding the Heritage Advisory Committee meeting minutes of December 14, 2015, be received for information.

7. NEW BUSINESS

8. ADJOURNMENT



**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.



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: HERITAGE ADVISORY COMMITTEE
MONDAY FEB 8, 2016

SUBJECT: REQUEST TO REMOVE A PROPERTY FROM THE AURORA REGISTER OF PROPERTIES
OF CULTURAL VALUE OR INTEREST 101 TYLER STREET

NAME OF SPOKESPERSON: CHRIS ALEXANDER

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

BRIEF SUMMARY OF ISSUE OR PURPOSE OF DELEGATION:

SUBMIT PRELIMINARY PROPOSED PLANS WITH ELEVATIONS FOR NEW BUILDING ON
101 TYLER STREET FOR CONSIDERATION.

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? MARCO RAMUNNO

DATE: DEC 21, 2015

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



Legal and Legislative Services
905-727-3123
CSecretariat@aurora.ca
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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: February 8, 2016

SUBJECT: 41 Metcalfe Street, Aurora, ON

NAME OF SPOKESPERSON: Helen Ahranis & Adam Marshall

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

BRIEF SUMMARY OF ISSUE OR PURPOSE OF DELEGATION:

To respond to any questions regarding the request to remove a property from the Aurora Register of Properties of Cultural Heritage Value or Interest.

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?

DATE:

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



TOWN OF AURORA

HERITAGE ADVISORY COMMITTEE REPORT No. HAC16-001

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

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

DATE: *February 8, 2016*

RECOMMENDATIONS

THAT Report HAC16-001 be received; and

***THAT the Heritage Advisory Committee provide one of the following
recommendations to Council:***

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

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 41 Metcalfe Street from the Aurora Register of Properties of Cultural Heritage Value or Interest.

BACKGROUND

The owner of the property located at 41 Metcalfe 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 December 3, 2015. The owner of the subject property wishes to construct a new single detached structure on the subject lands.

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

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

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Report No. HAC16-001

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 subject property is located on the south side of Metcalfe Street located approximately 50 metres east of Victoria Street (See Attachment 1). The property is listed and non-designated on the Aurora Register of Properties of Cultural Heritage Value or Interest and can be described as a 1 1/2 storey Ontario Gothic Revival Cottage. According to historical research conducted by Jacqueline Stuart, the building was constructed in 1871 or 1872. The builder of the structure is unknown. The house was inhabited by Frances Higginson, a dressmaker from 1871 to 1891, Frederick Shropshire, a tanner from 1891 to 1913 and James Baker (and family), a tanner from 1913 to 1937. A notable tenant who lived within the house was Archer Hunter, who was a nephew of William Taylor, a well-known painter in Aurora. A brief history and land ownership records for the property can be found in Attachment 5.

After the arrival of Ontario's first railway in 1853 (the Ontario Simcoe & Huron), John Mosley sub-divided his farm into building lots. This area generally encompassed the south-east quadrant of the Yonge and Wellington intersection today known as "Southeast Old Aurora". The original Plan of Aurora (formerly Machell's Corners) drawn up in 1854 shows the original lots, including the lot on which number 41 Metcalfe Street now sits.

The front façade of the building displays a gable roof with a pointed centre-front gable. The original 1871 house is somewhat smaller than a typical Ontario Gothic style building. The smaller design was a typical architectural style in Ontario, but few survive today within Aurora. The building displays a front verandah, supported by four wood columns. The front façade displays two double-hung windows and a red front door on the main floor. The main building features a wood board and batten siding; the original siding may have been either removed or covered. A two-storey addition was constructed on the rear of the subject property in 1997. Upon review of the Fire

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Report No. HAC16-001

Insurance maps dated 1913 (revised 1927), the main structure included a one-storey addition, this addition was likely removed in the construction of the 1997 addition. The addition is sided with matching board and batten. An accessory garage is located in the rear yard; the construction date of the garage is unknown, however, the owners identify that the garage was constructed circa 1950.

The Evaluation Working Group met to perform an objective evaluation of the subject property on Thursday, January 14, 2016 (See Attachment 3). The Evaluation Criteria for assessing the cultural heritage value of cultural heritage resources have been developed by the Town in consultation with its Municipal Heritage Committee. As per Section 13.3 e) of the Official Plan, Priority will be given to designating all Group 1 heritage resources in the Register.

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

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 Design/physical value associative value, rated 69/100. Associative/historical value for the building was rated 52/100. The contextual value for the building was rated 61/100.

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Report No. HAC16-001

Metcalfe Street encompasses a total of thirty nine (39) properties, twenty-five (25) of which are listed on the Aurora Register of Properties of Cultural Heritage Value or Interest. Furthermore, Metcalfe Street between Victoria Street and Wells Street, contains ten (10) properties, all of which are listed on the Aurora Register of Properties of Cultural Heritage Value or Interest. The predominant architectural designs of the listed residential homes on Metcalfe Street between Victoria Street and Wells Street are in an Ontario Gothic style. Notable structures within the immediate vicinity of Metcalfe Street the Trinity Anglican Church the Church Street School and the Town Park. 78 Wells Street, known as “The Pines” is a Part IV designated property located at the north-west corner of Wells Street and Metcalfe Street.

Proposed Concept Plan

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

From land use perspective 41 Metcalfe Street is designated as “Stable Residential” by the Town’s Official Plan, which states that the designation is intended to ensure that areas designated ‘Stable Neighbourhoods’, as identified on Schedule ‘A’ [of the Official Plan], are protected from incompatible forms of development and, at the same time, are permitted to evolve and enhance over time.” Section 8.1.4 of the Official Plan provides Design Policies for Stable Neighbourhoods where, “All new development within the ‘Stable Neighbourhood’ designation shall respect and reinforce the existing physical character and uses of the surrounding area, with particular attention to the following elements;

- i. The pattern of lots, streets and blocks;
- ii. The size and configuration of nearby lots;
- iii. The building type of nearby residential properties;
- iv. The heights and scale of nearby residential properties;
- v. The setback of buildings from the street;
- vi. The pattern of rear and side-yard setbacks; and
- vii. The conservation and enhancement of cultural heritage resources.

The applicant is proposing to build a new single detached residence. Should the property be removed from the Aurora Registrar of Properties of Cultural Heritage Value or Interest, Planning Staff will work with the applicant 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**.

February 8, 2016

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Report No. HAC16-001

ALTERNATIVE(S) TO THE RECOMMENDATIONS

1. Allow the application and recommend that the property be removed from 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*.
3. Refuse the application and recommend that the property remain listed on the Aurora Registrar of Properties of Cultural Heritage Value or Interest.

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 Heritage Advisory Committee provides a recommendation to Council as provided in the Alternatives to the Recommendations section of this report. 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.

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Report No. HAC16-001

ATTACHMENTS

Attachment 1 – Location Map

Attachment 2 – Heritage Resource Brief (2010)

Attachment 3 – Evaluation Working Group Score, 41 Metcalfe Street

Attachment 4 – Proposed Design for New Building, 41 Metcalfe Street

Attachment 5 – Heritage Notes by Jaqueline Stuart

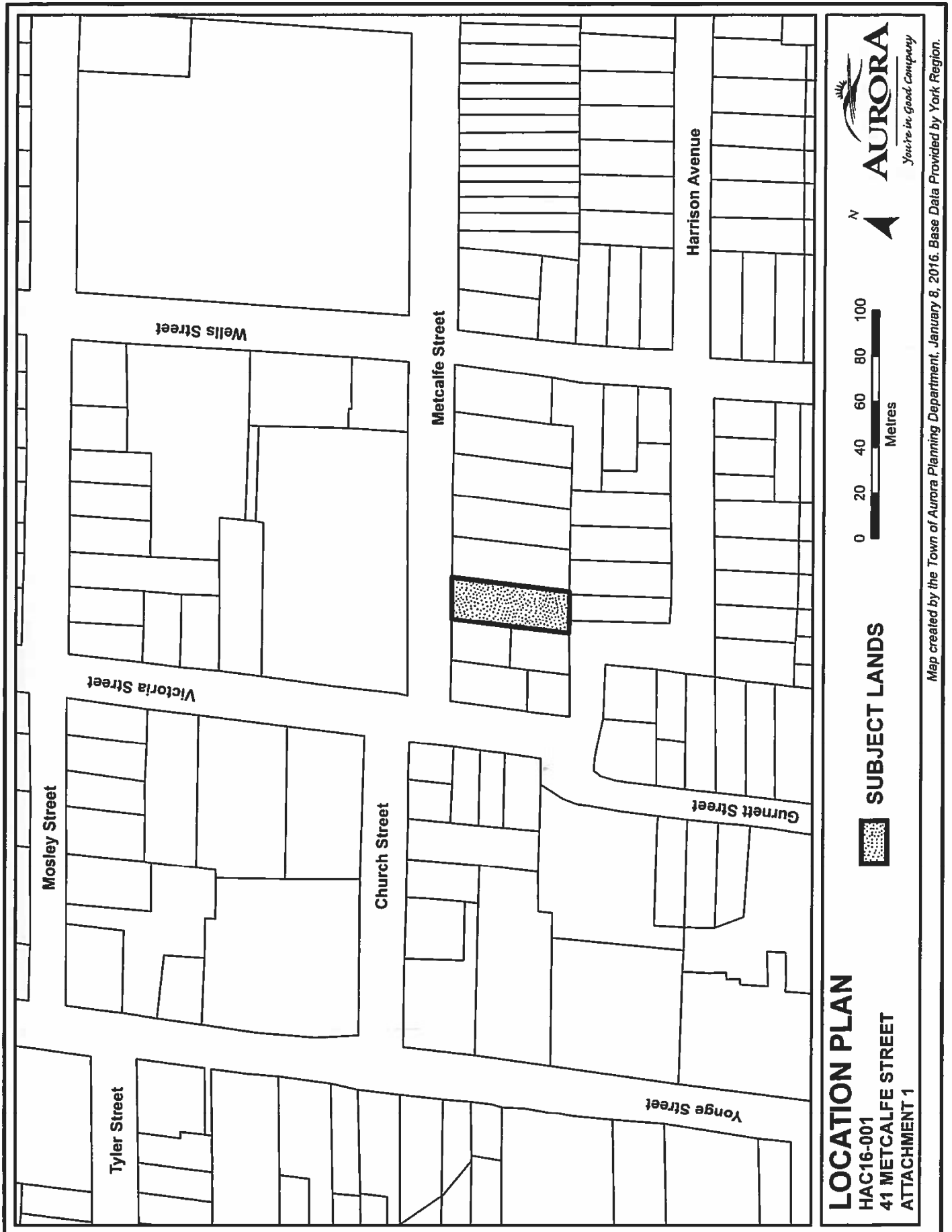
PRE-SUBMISSION REVIEW

Executive Leadership Team Meeting – January 28, 2016.

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: 41 Metcalfe Street Former Address: Legal Description: PLAN: 68 LOT: 3</p>
STATUS	<p>Current Use: Residence Original use: Residence Heritage Status: Listed By-law No. & Date: Official Plan: Urban residential Zoning: R2 (Detached dwelling 2nd density) 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></p> <table><tr><td>Address: 41 Metcalfe Street</td><td>Builder:</td></tr><tr><td>Construction Date: C1865</td><td>Architect:</td></tr><tr><td>Architectural Style: Ontario Cottage</td><td>Original Owner:</td></tr><tr><td>Heritage Easement:</td><td>Historical Name:</td></tr></table> <p><u>GENERAL DESCRIPTION:</u></p> <table><tr><td>Floor Plan:</td><td>Storey: 1</td></tr><tr><td>Foundation Materials:</td><td></td></tr><tr><td>Exterior Wall Materials:</td><td></td></tr><tr><td>Roof Type: Gable; centre gable</td><td>Windows:</td></tr><tr><td>Entrance:</td><td>Bays:</td></tr></table> <p><u>UNIQUE FEATURES:</u></p> <table><tr><td>Chimney (s):</td><td>Special Windows:</td></tr><tr><td>Dormers:</td><td>Porch/Verandah: Verandah</td></tr><tr><td>Roof Trim:</td><td>Door Trim:</td></tr><tr><td>Window Trim:</td><td>Other:</td></tr></table>	Address: 41 Metcalfe Street	Builder:	Construction Date: C1865	Architect:	Architectural Style: Ontario Cottage	Original Owner:	Heritage Easement:	Historical Name:	Floor Plan:	Storey: 1	Foundation Materials:		Exterior Wall Materials:		Roof Type: Gable; centre gable	Windows:	Entrance:	Bays:	Chimney (s):	Special Windows:	Dormers:	Porch/Verandah: Verandah	Roof Trim:	Door Trim:	Window Trim:	Other:
Address: 41 Metcalfe Street	Builder:																										
Construction Date: C1865	Architect:																										
Architectural Style: Ontario Cottage	Original Owner:																										
Heritage Easement:	Historical Name:																										
Floor Plan:	Storey: 1																										
Foundation Materials:																											
Exterior Wall Materials:																											
Roof Type: Gable; centre gable	Windows:																										
Entrance:	Bays:																										
Chimney (s):	Special Windows:																										
Dormers:	Porch/Verandah: Verandah																										
Roof Trim:	Door Trim:																										
Window Trim:	Other:																										
HISTORY	<p><u>Historical Society files include:</u></p> <p> </p> <p><u>Town of Aurora files include:</u></p> <p> </p> <p><u>PHOTOS:</u></p> <table><tr><td>HISTORICAL PHOTO</td><td>1995 INVENTORY PHOTO</td></tr><tr><td>Photo date</td><td>Photo date</td></tr></table>	HISTORICAL PHOTO	1995 INVENTORY PHOTO	Photo date	Photo date																						
HISTORICAL PHOTO	1995 INVENTORY PHOTO																										
Photo date	Photo date																										

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: 41 Metcalfe Street
 Legal Description: _____ Lot: _____ Cons: _____
 Date of Evaluation: Jan 4 / 2016 Name of Recorder: JH

Group: 2

HISTORICAL	E	G	F	P	TOTAL
Date of Construction	30	20	10	0	30/30
Trends/Patterns/Themes	40	27	14	0	14/40
Events	15	10	5	0	0/15
Persons/Groups	15	10	5	0	5/15
Archaeological (Bonus)	10	7	3	0	0/10
Historic Grouping (Bonus)	10	7	3	0	3/10
HISTORICAL TOTAL					52/100
ARCHITECTURAL	E	G	F	P	TOTAL
Design	20	13	7	0	13/20
Style	30	20	10	0	30/30
Architectural Integrity	20	13	7	0	13/20
Physical Condition	20	13	7	0	13/20
Design/Builder	10	7	3	0	0/10
Interior (Bonus)	10	7	3	0	0/10
ARCHITECTURAL TOTAL					69/100
ENVIRONMENTAL	E	G	F	P	TOTAL
Design Compatibility	40	27	14	0	27/40
Community Context	20	13	7	0	7/20
Landmark	20	13	7	0	7/20
Site	20	13	7	0	20/20
ENVIRONMENTAL TOTAL					61/100

SCORE	INDIVIDUAL	OLD AURORA
Historical Score	X 40% = _____	52 X 20% = <u>10.4</u>
Architectural Score	X 40% = _____	69 X 35% = <u>24.15</u>
Environmental Score	X 20% = _____	61 X 45% = <u>27.45</u>
TOTAL SCORE	<input type="text"/>	<input type="text" value="62"/>

GROUP 1 = 70-100

GROUP 2 = 45-69

GROUP 3 = 44 or less

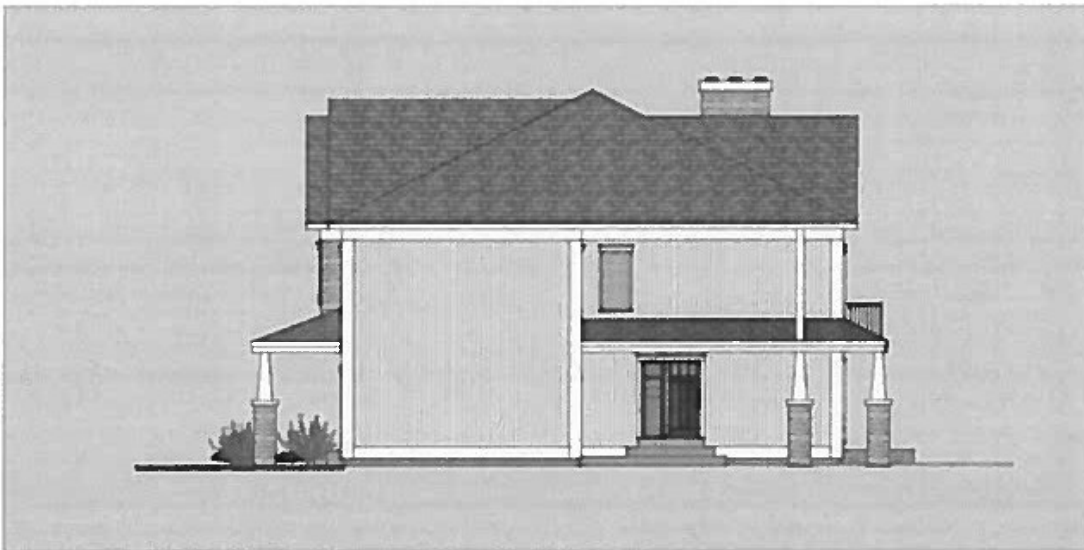
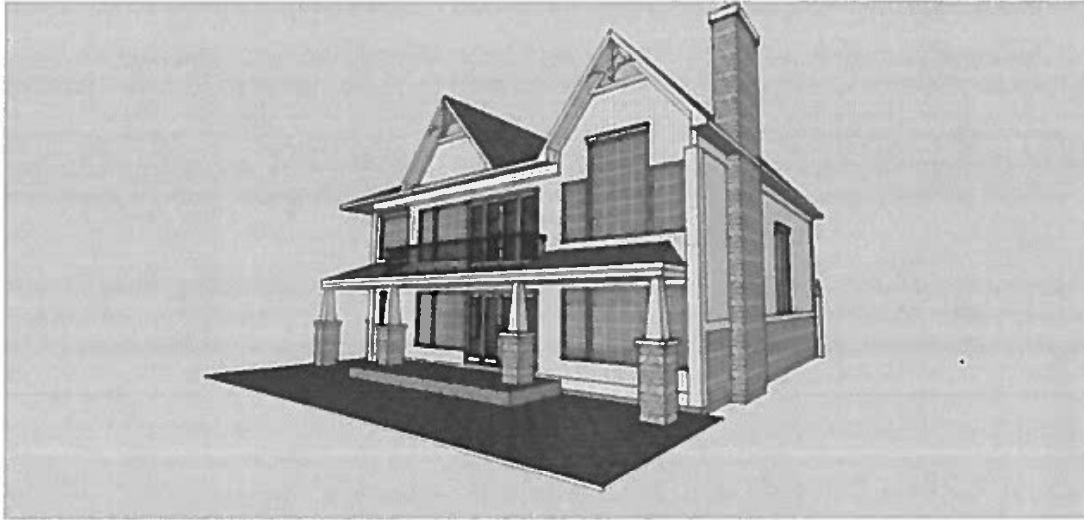
Outlook.com Print Message

Attachment 4



Outlook.com Print Message

Page 4 of 6



41 Metcalfe Street, Aurora

Some Notes

The house at number 41 Metcalfe Street appears to have been constructed in 1871 or 1872; a major addition was made in 1997 or later.

In October of 1871 the lot on which number 41 stands – lot 3 (south side Metcalfe), plan 68 – was purchased by Miss Frances Higginson from John Mosley.¹ The price was \$100, the usual price for a quarter-acre vacant lot in such a location. October was rather late in the construction season: the house may not have been erected until the following year. On the other hand, sometimes houses were built before the land was sold. Unfortunately the assessment roll for 1872 does not survive: it would have told us if a house was standing at the time of the assessment, typically made early in the year at that time.

The 1873 assessment roll is available. In that record Miss Higginson was identified as a dressmaker, and her property was valued at \$250 for taxation purposes.² While assessed value was typically lower than market value at that time, it was clearly a modest dwelling.

A 1927 fire insurance plan, displaying the footprints and building materials of buildings, shows a one-and-a-half storey wooden house with a single-storey extension at the rear.³ Today the front part of the original dwelling is still discernible within the now much larger structure.



41 Metcalfe Street in December 2015

¹ Instrument 208, made 10 October 1871 and registered 27 October 1871: sale of lot to Frances Higginson by John Mosley. Land Registry Office, Aurora. See also notes from abstract index (summary of transactions) attached to these notes.

² See attached notes from assessment rolls for Village or Town of Aurora.

³ Fire insurance plan for Aurora, Ontario. Underwriters Survey Bureau, 1904 (revised to 1927).



41 Metcalfe Street in December 2015

The façade of the house shows it to have been in the Ontario Gothic Revival House or Ontario Gothic Revival Cottage or Ontario Vernacular style. The only Gothic characteristic may have been the pointed centre-front gable, but it was a striking feature on such a small house. Thousands of such homes were built across Ontario in the nineteenth and even early twentieth centuries. Here in Aurora very few built at the small scale of number forty-one Metcalfe survive.

Frances Higginson would own this house for the first twenty years of its existence. The 1881 census shows that she was living here with an eleven-year-old boy, Albert Hunter.⁴ Albert was a nephew of William Taylor, a house painter in Aurora and one of the town's best-known citizens (the Taylor house still stands at Wellington and Wells streets, and Taylor Park, on Hollidge Boulevard, is named for the family). Young Albert's mother – a sister of William Taylor – had died soon after his birth in 1870. At the time of the 1871 census Miss Higginson was shown as a servant in the Hunter household in Toronto. Albert was not yet two but he had two siblings in their twenties, on the verge of leaving the parental home.⁵ In that same year his father became a professional fireman, with irregular hours and overnight shifts. Perhaps with Albert's siblings about to leave, and the impropriety of Miss Higginson living there with just the infant and his father it was thought better to find a new home for the little boy and his caregiver, and perhaps one away from the city centre where they were living. In Aurora Mr. Taylor could be a useful support for Frances Higginson and her young charge.

Between the assessment rolls of 1882 and 1888 the assessed value of the property rose from \$350 to \$650. Because no rolls from the intervening years survive we cannot tell if this increase was the result of one or more general reassessments in the town or because of a significant improvement to this particular property. If the latter, it might have been

⁴ Census 1881. Ontario. District 137, York North. Sub-district D, Aurora. Page 56.

⁵ Information on the Higginson/Hunter connection has been placed in the family history files of the Town of Aurora Museum and Archives.

the addition of the single-storey rear portion which can be seen on the 1927 fire insurance plan.

In 1888 or 1889 Miss Higginson and Albert Taylor moved back to Toronto. Frances Higginson would remain a part of Albert's household until at least 1906, first sharing a home with Albert, a much older sister, and their father, and later moving with a married Albert and his growing family to northern Ontario and then to Battleford, Saskatchewan. Although Albert moved back to Ontario, as yet no trace of Miss Higginson later than the 1906 census of the prairie provinces has been found.

Meanwhile, the house on Metcalfe was first rented to Albert's cousin, William Henry Taylor, a house painter like his father. Early in 1891 Miss Higginson sold the property. The sale price was \$500, less than the assessed value. Such a discrepancy is rare and may reflect a special arrangement between the parties concerned, one not revealed in the instrument of sale.

The purchaser in 1891 was Frederick Shropshire, a tanner. He no doubt worked at the Beaver Tannery, just a short walk away on the east side of Yonge Street in the valley south of Church Street. Fred and his wife, Elizabeth, do not appear to have had any children.

The Shropshires moved to Barrie in 1902, but they would continue to own the Metcalfe Street house property for another eleven years. In Barrie Fred worked as a tanner until his death in 1925; he was predeceased by Elizabeth in 1912 but he had married again.⁶ There was a final return to Aurora: Fred and both wives are buried in Aurora Cemetery.

For at least five years the Shropshires' tenants on Metcalfe were Albert and Florence McConnell, who had two sons and two daughters.

In March of 1913, three months after the death of his first wife, Frederick Shropshire sold his Aurora property. The purchaser was James Barker. He and his wife, Eleanor Letitia Barker, had lived in Aurora over twenty years earlier but most recently been in Barrie. Mr. Barker had worked at the tannery in that town: it is probable that he encountered the previous owner of the Metcalfe Street property, Fred Shropshire. The Barkers had no children when they moved to Metcalfe Street; their only child, John, had died of diphtheria at the age of eleven.⁷

James Barker died in 1925, and Letitia in 1937; they are buried in Barrie.

A few months after Mrs. Barker's death her executors sold number 41 Metcalfe to Robert Reynolds.

⁶ "Fred Shropshire," *Northern Advance* (Barrie), 29 January 1925, page 4.

⁷ "James Barker," *Barrie Examiner*, 27 August 1925, page 13.

Mr. Reynolds is something of a mystery. In the instrument covering his acquisition of the property he was identified as a builder. When he sold the house seven years later he was a "gentleman," usually meaning a retired person (or a younger person of independent means).⁸ The assessment rolls available to the author of these notes do not give any occupation for Mr. Reynolds. Nor do they even spell out his first name.

The *Aurora Banner* mentioned the Reynolds purchase of 1937 and noted that the house had been rented to Grant McCachen (a cook who would later own the successful Ridge Inn in Oak Ridges).⁹ The available assessment rolls do not mention any tenants.

After almost seven years of ownership but not necessarily occupation of number forty-one Metcalfe, Robert Reynolds sold the property to Rueben (the spelling he used) and Elizabeth Long in 1944. The Long family would retain ownership for some fifty-three years.

In the early part of his working life Rueben Long was a shoemaker, very likely employed at the T. Sisman Shoe Company, on Mosley Street at Berczy, just a few blocks east of his home on Metcalfe. Elizabeth Long's family, the McGhees, also had a long association with Sisman's. From the early 1960s onward the voters lists identify Mr. Long as a caretaker.

Rueben Long died in 1978 but his widow, Elizabeth, retained ownership of the property until 1987. At that time it was transferred to Charles Long, her son. He, in turn, sold the property to his son and daughter-in-law, Steven and Lesley Long, in 1995.

Number 41 Metcalfe Street passed out of the Long family when it was sold to Geoffrey and Helen Knowles 1997. During the Knowles' tenure a large addition was made to the rear of the dwelling.

Jacqueline Stuart
17 December 2015

⁸ Instrument 8124, made, 8 October 1937: Barker to Reynolds sale. Instrument 8985, made 14 September 1944, Reynolds to Long sale. Land Registry Office, Aurora.

⁹ "Local news," *Aurora Banner*, 22 October 1937.

41 Metcalfe Street, Aurora [Plan 68, lot 3, south side Metcalfe]

Notes from land ownership records (to 1997)

instrument number	instrument type	instrument date	registration date	grantor	grantee	consideration \$	notes
	Patent	19 Sep 1805	-	Crown	Ebenezer Britton		190 acres: all lot 80, con. 1, Whitchurch
2795	Bargain & Sale	21 Mar 1816	4 Apr 1816	Ansai Britton	John Hartman	2,000	190 acres: all lot 80, con. 1, Whitchurch
6296	B&S	26 Nov 1827	19 Apr 1828	John Hartman	John Wells	800	80 acres of W part lot 80, con. 1, Whitchurch
13637	B&S	19 Dec 1836	30 Jan 1837	John Wells	John Mosley	2,000	79 acres of W part lot 80, con. 1, Whitchurch
68	Plan	Jun 1853	11 Aug 1853				part of W part of lot 80, con. 1, Whitchurch
208	B&S	10 Oct 1871	27 Oct 1871	John Mosley	Frances Higginson	100	¼ acre: all lot 3 (S side Metcalfe) of Plan 68
2417	B&S	26 Feb 1891	27 Feb 1891	Frances Higginson	Frederick Shropshire	500	¼ acre: all lot 3
2754	B&S	7 Feb 1895	12 Feb 1895	Frederick Shropshire	Elizabeth Shropshire	L&A + 1.00	¼ acre: all lot 3
4356	B&S	22 Mar 1900	28 Dec 1912	Elizabeth Shropshire	Frederick Shropshire	L&A + 1.00	¼ acre: all lot 3
4535	B&S	21 Mar 1913	15 Apr 1913	Frederick Shropshire	James Barker	1,050	¼ acre: all lot 3
8124	Grant	8 Oct 1937	1 Nov 1937	executors of Eleanor Barker	Robert Reynolds	1,200	¼ acre: all lot 3

41 Metcalfe
title

instrument number	instrument type	instrument date	registration date	grantor	grantee	consideration \$	notes
8985	Grant	14 Sep 1944	16 Sep 1944	Robert Reynolds	Rueben C. Long & Elizabeth D. Long	2,200	¼ acre: all lot 3
439281	Grant	-	8 Jul 1987	Elizabeth Downes Long	Charles Roy Long	2	¼ acre: all lot 3
659299	Transfer	-	30 May 1995	Charles R. Long	Steven Charles Long & Lesley Ann Long	155,000	¼ acre: all lot 3
R699130	Transfer	-	15 May 1997	Lesley Ann Long & Steven Charles Long	Geoffrey Knowles & Helen Knowles	160,147	¼ acre: all lot 3

B&S: Bargain & Sale: normal sale transaction

consideration: amount paid

grant: usually normal sale transaction

instrument: legal document

L & A: Love & Affection: transaction within a family

transfer: usually normal sale transaction

Jacqueline Stuart
7 December 2015

41 Metcalfe Street Aurora

Notes from assessment rolls

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

- many of the Aurora assessment rolls from the early years (1860s through 1880s) are missing entirely or have pages missing
- early assessors frequently omitted the plan and lot number – the legal description
- street numbers were not used in the rolls until 1951
- an error, once made, tended to be carried forward year after year.

Until relatively recently the assessed value of a property – the value for taxation purposes – was typically below the market value.

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

1873 Frances Higginson, dressmaker, freeholder [owner]; south side Metcalf [will be shown as Metcalfe in these notes]; ¼ acre; value of property for taxation purposes \$250

1874 Frances Higginson, spinster, freeholder; south side Metcalfe; ¼ acre; value of property \$250

several volumes of rolls do not survive

1882 Frances Higginson, spinster, freeholder; south side Metcalfe; ¼ acre; value of property \$350

1888 Frances Higginson, spinster, freeholder; south side Metcalfe; ¼ acre; value of property \$650

1889 Frances Higginson, spinster, freeholder; non-resident: Toronto; south side Metcalfe; ¼ acre; value of property \$650
tenant: William Henry Taylor, age 26, painter

1890 roll incomplete

1891 Frederick Shropshire, age 35, tanner, freeholder; south side Metcalfe; ¼ acre; value of property \$600

1895 Frederick Shropshire, age 39, tanner, freeholder; south side Metcalfe; ¼ acre; value of property \$550

1900 Frederick Shropshire, age 44, tanner, freeholder; south side Metcalfe; ¼ acre; value of property \$550

hereafter separate values for land and building(s) given in rolls

1905 Frederick Shropshire, freeholder; non-resident; south side Metcalfe, plan 68, lot 3; ¼ acre; value of land \$100, of building(s) \$500
tenant: G. Albert McConnell, labourer

1910 Frederick Shropshire, freeholder; non-resident; south side Metcalfe, plan 68, lot 3; ¼ acre; value of land \$100, of building(s) \$500
tenant: G. Albert McConnell, mail clerk

1911 Frederick Shropshire, freeholder; non-resident; south side Metcalfe, plan 68, lot 3; ¼ acre; value of land \$100, of building(s) \$500
tenant: T. James Willis

1912 Frederick Shropshire, freeholder; non-resident: Barrie; south side Metcalfe, plan 68, lot 3; ¼ acre; value of land \$150, of building(s) \$500
tenant: James Willis, tanner

there was a general reassessment in 1912/1913

1913 James Barker, "mechanist," freeholder; south side Metcalfe; value of land \$450, of building(s) \$450

1915 James Barker, tanner, freeholder; south side Metcalfe; value of land \$450, of building(s) \$450

there was a general reassessment in 1919/1920

- 1920 James Barker, tanner, freeholder; south side Metcalfe, lot 3; value of land \$540, of building(s) \$600
- 1925 James Barker, age 62, tanner, freeholder; south side Metcalfe, lot 3; value of land \$525, of building(s) \$600
- 1926 Mrs. James Barker, age 64, widow, freeholder; south side Metcalfe, lot 3; value of land \$525, of building(s) \$600
- 1930 Mrs. James Barker, age 68, widow, owner; south side Metcalfe, lot 3; value of land \$525, of building(s) \$600
- 1935 Mrs. James Barker, age 73, widow, owner; south side Metcalfe, lot 3; value of land \$525, of building(s) \$600
- 1937 Mrs. James Barker, age 75, widow, owner; south side Metcalfe, lot 3; value of land \$525, of building(s) \$600
- 1938 Mrs. James Barker Estate, owner; south side Metcalfe, lot 3; value of land \$525, of building(s) \$600
["Reynolds" written in]
- 1939 R. Reynolds, owner; south side Metcalfe, lot 3; value of land \$525, of building(s) \$600
- 1941 R. Reynolds, owner; south side Metcalfe, lot 3; value of land \$525, of building(s) \$600
- some volumes not filmed
- 1949 Rueben [spelling is correct] Long, age 37, shoemaker, owner; value of land \$480, of building(s) \$660
- 1951 Rueben Long, age 39, shoemaker, owner; 41 Metcalfe; value of land \$480, of building(s) \$660

end of microfilmed assessment rolls



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Town of Aurora
Planning & Development Services

MEMORANDUM

DATE: February 8, 2016
TO: Heritage Advisory Committee
FROM: Jeff Healey, Planner
CC: Marco Ramunno, Director of Planning & Development Services
RE: **Aurora Pet Cemetery**

RECOMMENDATIONS

THAT the memorandum regarding Aurora Pet Cemetery be received for information.

BACKGROUND

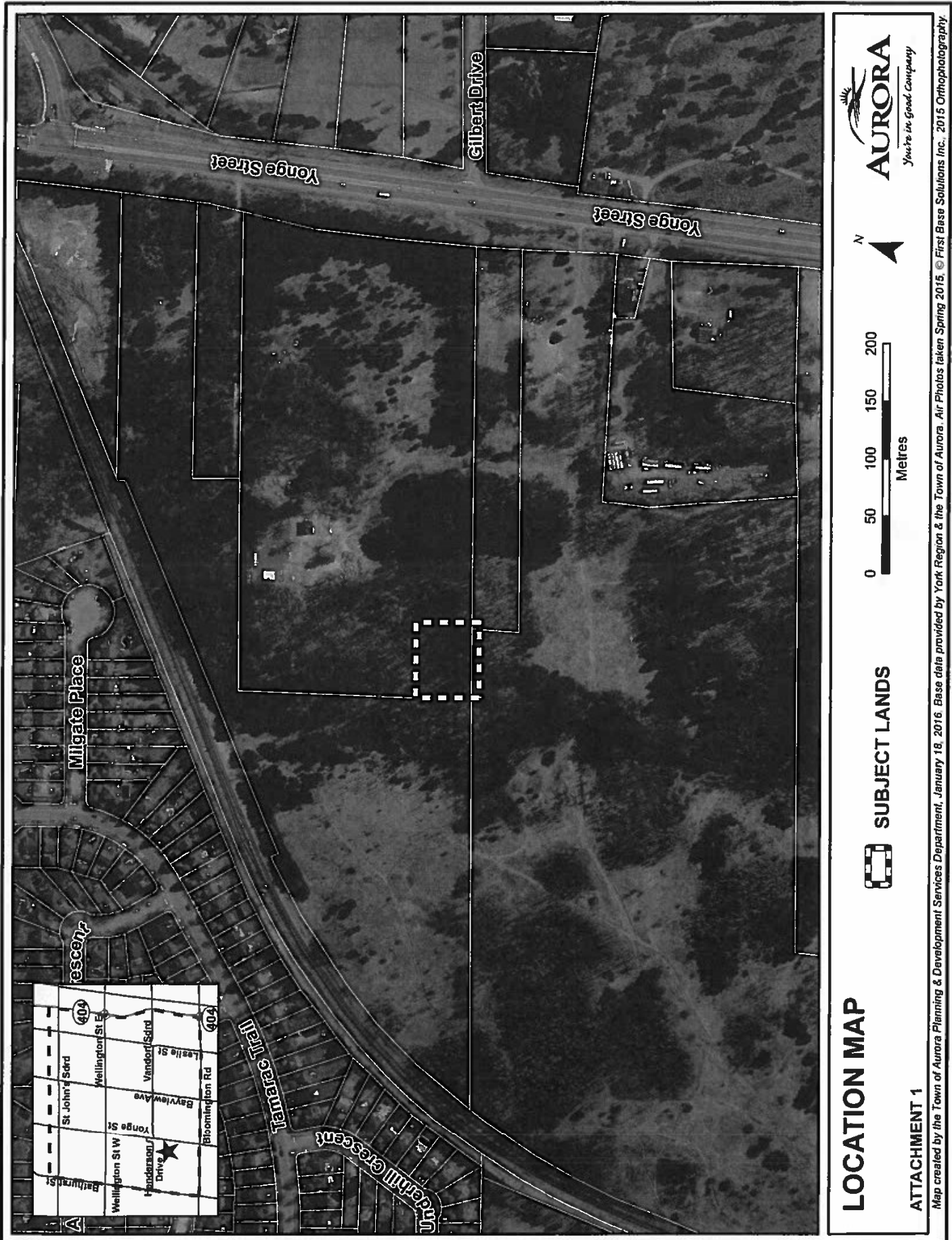
On November 11, 2014, the land containing the Aurora Pet Cemetery was transferred to the Town as part of Plan of Subdivision application SUB-2010-01. An outline of the lands transferred to the Town is shown in Attachment 1. The balance of the developable land has been transferred to Brookfield Homes to construct future residential development.

As part of developing the future vision for the Aurora Pet Cemetery, an inventory of the gravestones is required. The inventory will include a documentation of each gravestone and identify the limits of the cemetery within the Town land. Staff anticipates the inventory to occur in April 2016.

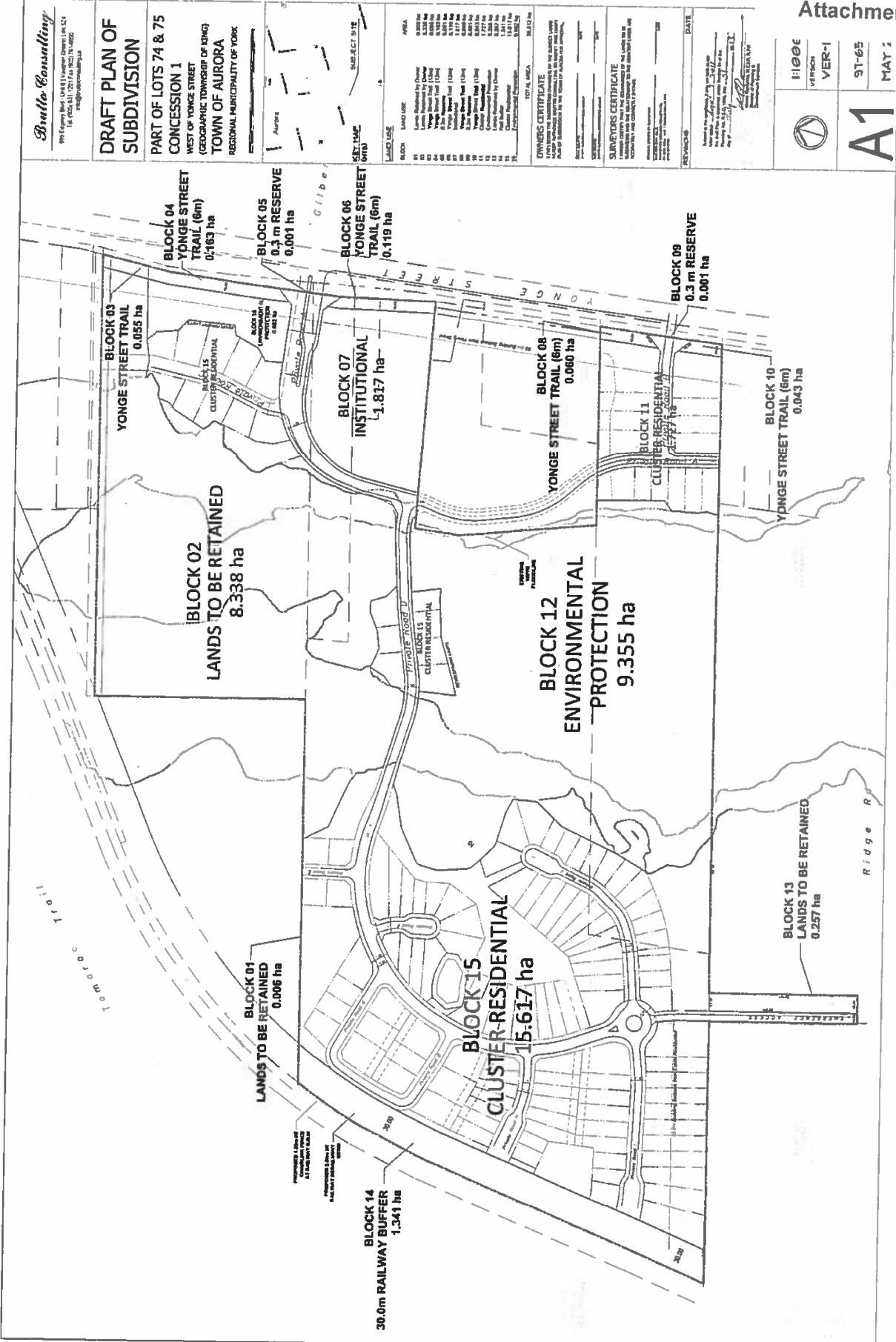
The findings of the inventory will be instrumental in assisting Council with a future decision regarding the Pet Cemetery and how the lands will be best served in the community.

ATTACHMENTS

- 1) Location Map - Aurora Pet Cemetery
- 2) Draft Plan of Subdivision
- 3) Photos of Aurora Pet Cemetery



Attachment 2



Brettle Consulting
 894 Edwards Blvd. Unit 111 (North York) Ont. M3J 1K7
 Tel: (905) 411-7211 Fax: (905) 331-2822
 info@brettle.com/brettle.ca

NO.	DATE	REVISION
1	2015.12.15	ISSUE FOR COMMENT
2	2016.01.20	REVISED PER COMMENTS
3	2016.02.01	FINAL APPROVAL

OWNER'S CERTIFICATE
 I, the undersigned, being the owner of the land shown on this plan, hereby certify that the information furnished to me by the surveyor is correct and true to the best of my knowledge and belief, and that the land is not subject to any other claims or interests.

SURVEYOR'S CERTIFICATE
 I, the undersigned, being a duly qualified surveyor in the Province of Ontario, hereby certify that I am a duly qualified surveyor in the Province of Ontario, and that I am a duly qualified surveyor in the Province of Ontario, and that I am a duly qualified surveyor in the Province of Ontario.

A1

1:1000
 version
 VER-1
 9T-65
 MAY 17

Attachment 3





**EXTRACT FROM
COUNCIL MEETING OF
TUESDAY, JANUARY 26, 2016**

7. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION

Items 4 (with the exception of sub-item 3, 4, 7, 8, and 15), and 6 were identified as items not requiring separate discussion.

**Moved by Councillor Abel
Seconded by Councillor Thompson**

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:

4. General Committee Meeting Report of January 19, 2016

THAT the General Committee meeting report of January 19, 2016 be received and the following recommendations carried by the Committee be approved:

(21) Heritage Advisory Committee Meeting Minutes of December 14, 2015

THAT the Heritage Advisory Committee meeting minutes of December 14, 2015, be received; and

THAT the Heritage Advisory Committee recommend to Council:

**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**

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**

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.

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

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.

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

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