



**HERITAGE  
ADVISORY COMMITTEE  
MEETING AGENDA**

**MONDAY, JUNE 13, 2016**

**7 P.M.**

**HOLLAND ROOM  
AURORA TOWN HALL**



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

**DATE:** Monday, June 13, 2016

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

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**1. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF**

**2. APPROVAL OF THE AGENDA**

RECOMMENDED:

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

**3. RECEIPT OF THE MINUTES**

**Heritage Advisory Committee Meeting Minutes of April 11, 2016** pg. 1

RECOMMENDED:

THAT the Heritage Advisory Committee meeting minutes of April 11, 2016, be received for information.

**4. DELEGATIONS**

**5. MATTERS FOR CONSIDERATION**

- 1. HAC16-004 – Heritage Permit Application** pg. 6  
**24 Catherine Avenue**  
**File: NE-HCD-HPA-16-03**

RECOMMENDED:

THAT Report No. HAC16-004 be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT Heritage Permit Application NE-HCD-HPA-16-03 be approved to permit the construction of a 117m<sup>2</sup> accessory structure; and

THAT the Owner clarify materials of the proposed accessory structure as indicated in the staff report; and

THAT the Owner incorporate a rear yard amenity area or soft landscaping if possible.

2. **HAC16-005 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest** pg. 18  
**20 Ransom Street**

RECOMMENDED:

THAT Report No. HAC16-005 be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT the property located at 20 Ransom Street be removed 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.

## 6. INFORMATIONAL ITEMS

3. **Extract from Council Meeting of April 12, 2016** pg. 35  
**Re: Heritage Advisory Committee Meeting Minutes of March 7, 2016**

RECOMMENDED:

THAT the Extract from Council Meeting of April 12, 2016, regarding the Heritage Advisory Committee meeting minutes of March 7, 2016, be received for information.

4. **Extract from Council Meeting of April 26, 2016** pg. 36  
**Re: Heritage Advisory Committee Meeting Minutes of**  
**April 11, 2016**

RECOMMENDED:

THAT the Extract from Council Meeting of April 26, 2016, regarding the Heritage Advisory Committee meeting minutes of April 11, 2016, be received for information.

7. **NEW BUSINESS**

8. **ADJOURNMENT**



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

**Date:** Monday, April 11, 2016

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

**Committee Members:** Councillor Jeff Thom (Chair), Councillor Wendy Gaertner (Vice Chair), Barry Bridgeford, James Hoyes, John Kazilis, Bob McRoberts (Honorary Member), and Martin Paivio

**Member(s) Absent:** Kathy Constable and Carol Gravelle

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

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The Chair called the meeting to order at 7:02 p.m.

**1. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF**

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

**2. APPROVAL OF THE AGENDA**

**Moved by Martin Paivio  
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 March 7, 2016**

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

THAT the Heritage Advisory Committee meeting minutes of March 7, 2016, be received for information.

**CARRIED**

**4. DELEGATIONS**

- (a) **Chris Alexander, Owner of 101 Tyler Street**  
**Re: Item 2 – Memorandum from Planner; re: Additional Information –  
Heritage Advisory Committee Report No. HAC15-015, 101 Tyler  
Street**

Mr. Alexander provided a brief history of the property and presented concept elevations as a reference to his proposal of building a new home.

**Moved by Councillor Gaertner  
Seconded by James Hoyes**

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

**CARRIED**

**5. MATTERS FOR CONSIDERATION**

The Committee consented to consider Item 2 prior to Item 1.

- 1. HAC16-003 – Heritage Permit Application, 20 Catherine Avenue,  
File: NE-HCD-HPA-16-01**

Staff indicated that evidence suggests the existing accessory structure is not original and noted that the proposed location, materials, and colours of the new accessory structure would be consistent with the neighbourhood and original location of the accessory structure on the property.

The Committee expressed support towards the design and location of the proposed accessory structure.

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

THAT Report No. HAC16-003 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 construction of a 52m<sup>2</sup> accessory structure as per submitted plans; and

THAT the demolition of the existing detached garage be approved.

**CARRIED**

**2. Memorandum from Planner**

**Re: Additional Information, Heritage Advisory Committee Report No. HAC15-015, 101 Tyler Street**

The Committee expressed support for the construction of a new dwelling as presented in the proposed elevation drawings and requested an effort from the owner, in consultation with staff, to retain the tree in the front yard if feasible.

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

THAT the memorandum regarding Additional Information, Heritage Advisory Committee Report No. HAC15-015, 101 Tyler Street, 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 be subject to approval of Planning staff to ensure the proposed new dwelling will maintain the heritage character of the area; and

THAT items of significance be salvaged and incorporated into the new dwelling or donated to the Aurora Architectural Salvage Program; and

THAT the tree located in the front yard of the existing dwelling be retained, if feasible.

**CARRIED**

**6. INFORMATIONAL ITEMS**

**3. Memorandum from Planner**

**Re: Approval of Wood Plaque Application, 7 Kennedy Street**

Staff provided a brief history of the property and indicated that three notable residents have lived in the home. Staff proposed that the wood plaque state "The Ellwood Davis House, 1914" due to the length of ownership and occupancy by Ellwood Davis and the Davis family.

The Committee expressed support and commended the owners for seeking approval of the wood plaque as it is a part of the Heritage Advisory Committee education initiative.

**Moved by Martin Paivio**

**Seconded by Barry Bridgeford**

THAT the memorandum regarding Approval of Wood Plaque Application, 7 Kennedy Street West, be received for information.

**CARRIED**

**4. Extract from Council Meeting of March 8, 2016**

**Re: Heritage Advisory Committee Meeting Minutes of February 8, 2016**

**Moved by Bob McRoberts**

**Seconded by James Hoyes**

THAT the Extract from Council Meeting of March 8, 2016, regarding the Heritage Advisory Committee meeting minutes of February 8, 2016, be received for information.

**CARRIED**

**7. NEW BUSINESS**

Staff extended a reminder to the Committee regarding the site visit to the Pet Cemetery on Friday, April 15, 2016, and noted that interested members are to meet in the Holland Room at Town Hall by 8:30 a.m.

Heritage Advisory Committee Meeting Minutes  
Monday, April 11, 2016

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Page 5 of 5

**8. ADJOURNMENT**

**Moved by James Hoyes  
Seconded by Barry Bridgeford**

THAT the meeting be adjourned at 8 p.m.

**CARRIED**

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



**TOWN OF AURORA**

**HERITAGE ADVISORY COMMITTEE REPORT No. HAC16-004**

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**SUBJECT:** *Heritage Permit Application*  
*24 Catherine Avenue*  
*File: NE-HCD-HPA-16-03*

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

**DATE:** *June 13, 2016*

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*THAT Report HAC16-004 be received; and*

*THAT the Heritage Advisory Committee recommend to Council:*

*THAT Heritage Permit Application NE-HCD-HPA-16-03 be approved to permit the construction of a 117m<sup>2</sup> accessory structure; and*

*THAT the Owner clarify materials of the proposed accessory structure as indicated in the staff report; and,*

*THAT the Owner incorporate a rear yard amenity area or soft landscaping if possible.*

**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-16-03 regarding the construction of a new accessory structure located at 24 Catherine Avenue, designated under Part V of the *Ontario Heritage Act* as part of the Northeast Old Aurora Heritage Conservation District.

**BACKGROUND**

The owner of the property located at 24 Catherine Avenue submitted Heritage Permit Application NE-HCD-HPA-16-03 on April 27, 2016. The existing house was built in 1891. The house can be described as a two and a half storey, Ell-shaped House High Victorian Style with a gable roof and twin front gables.

The owners propose to construct a 117m<sup>2</sup> accessory structure to serve as a garage. The second floor of the proposed accessory structure is proposed for storage as shown in the submitted plans.

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*

**June 13, 2016**

**- 2 -**

**Report No. HAC16-004**

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 May 16 2016. Council has 90 days to respond to the Application or else the Application is automatically approved.

## **COMMENTS**

On May 16 2016, 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 and location of the proposed accessory structure were provided by the owner are shown in Attachments 3 and 4.

### **Proposed Accessory Structure**

Policy 9.1.2.1 of the Plan speaks to traditional spacing and driveway placement within the District. It is a guideline of the District Plan to "*preserve traditional spacing of buildings, new garages for new or existing houses shall be separate rear or flankage outbuildings*". The proposed accessory structure is located in the rear yard and is setback approximately twenty-six (26) metres north of the historical main building. The accessory structure has proposed side yards of 1.2 meters (4 ft) to the east lot line and 3.8 metres (12.3 ft) to the west lot line. The proposed work is in agreement with this policy as the proposed accessory structure is located at the rear of the historic building.

Policy 9.1.2.2 of the Plan identifies the need for appropriate rear yard spacing and amenity area. The existing rear yard of the property serves as a parking lot for the subject lands. The owner proposes to construct the accessory structure to the north of the parking spaces. Contrary to the parking arrangement as shown in Attachment 4, the owner proposes to continue the parking space arrangement as existing on the property. Although the spacing of the accessory structure from the main building is appropriate, it

**June 13, 2016**

**- 3 -**

**Report No. HAC16-004**

is recommended that the owner consider the inclusion of additional amenity area or soft landscaping in the rear yard.

Policy 9.1.2.6 of the Plan speaks of Accessory Structures and states that “*Since the district was always relatively urban in character, rear-yard garages and outbuildings are generally reflective of this in terms of overall design and are relatively modest in terms of scale and height*”. The proposed accessory structure features a front gable roof with a window above the garage doors as shown on Attachment 4. The proposed structure measures a height of 4.5 metres from grade to the mean distance between the eave and the ridge of the roof. The proposed work is in agreement with this policy as the proposed accessory structure is meets the height requirements and design characteristics of the District Plan.

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, with a stone trim for the accessory structure as shown on Attachment 3. The owner will clarify with staff the materials to be used for the roof and garage doors. The proposed material is considered to be appropriate within the District.

#### **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**

It is recommended to approve the Heritage Application Permit located at 24 Catherine Avenue, which is in compliance with the Northeast Old Aurora Heritage Conservation District Plan.

Once a heritage permit application is received, Council has ninety (90) days from the

June 13, 2016

- 4 -

Report No. HAC16-004

date of issuing a Notice of Receipt to: consent to the application with or without terms and conditions, or refuse the application.

### **ATTACHMENTS**

Attachment 1 – Location Map

Attachment 2 – Heritage Resource Brief (2010)

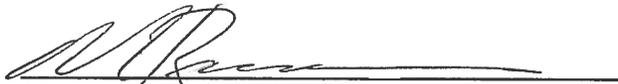
Attachment 3 – Proposed Design for Accessory Structure, 24 Catherine Avenue

Attachment 4 – Proposed location for Accessory Structure, 24 Catherine Avenue

### **PRE-SUBMISSION REVIEW**

Executive Leadership Team Meeting – June 2, 2016.

*Prepared by: Jeff Healey, Planner- Ext. 4349*



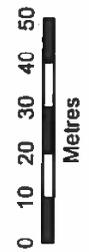
**Marco Ramunno, MCIP, RPP**  
**Director of Planning & Building Services**



**LOCATION PLAN**  
HAC16-004  
24 CATHERINE AVENUE  
ATTACHMENT 1



**SUBJECT LANDS**



Map created by the Town of Aurora Planning Department, May 24, 2016. Base Data Provided by York Region.

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

|                   |  |
|-------------------|--|
| <b>SITE</b>       | <p>Address: 24 Catherine Avenue<br/> Former Address:<br/> Legal Description: PLAN: 5 LOT: 46</p>   |
| <b>STATUS</b>     | <p>Current Use: Residence Original use: Residence<br/> Heritage Status: Listed &amp; designated Pt V NE By-law No. &amp; Date: 4804-06.D<br/> Old Aurora<br/> Official Plan: Urban Residential Zoning: R5 (Special Mixed Density)<br/> HCD: Plaques:</p> |
| <b>PHOTOGRAPH</b> |   |
| <b>KEY MAP</b>    |  |

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

**ARCHITECTURE**

**GENERAL INFORMATION:**

|                             |  |                         |  |
|-----------------------------|--|-------------------------|--|
| <b>Address:</b>             | 24 Catherine Avenue                      | <b>Builder:</b>         |  |
| <b>Construction Date:</b>   | 1891                                     | <b>Architect:</b>       |  |
| <b>Architectural Style:</b> | Ell-shaped House High<br>Victorian Style | <b>Original Owner:</b>  |  |
| <b>Heritage Easement:</b>   |  | <b>Historical Name:</b> |  |

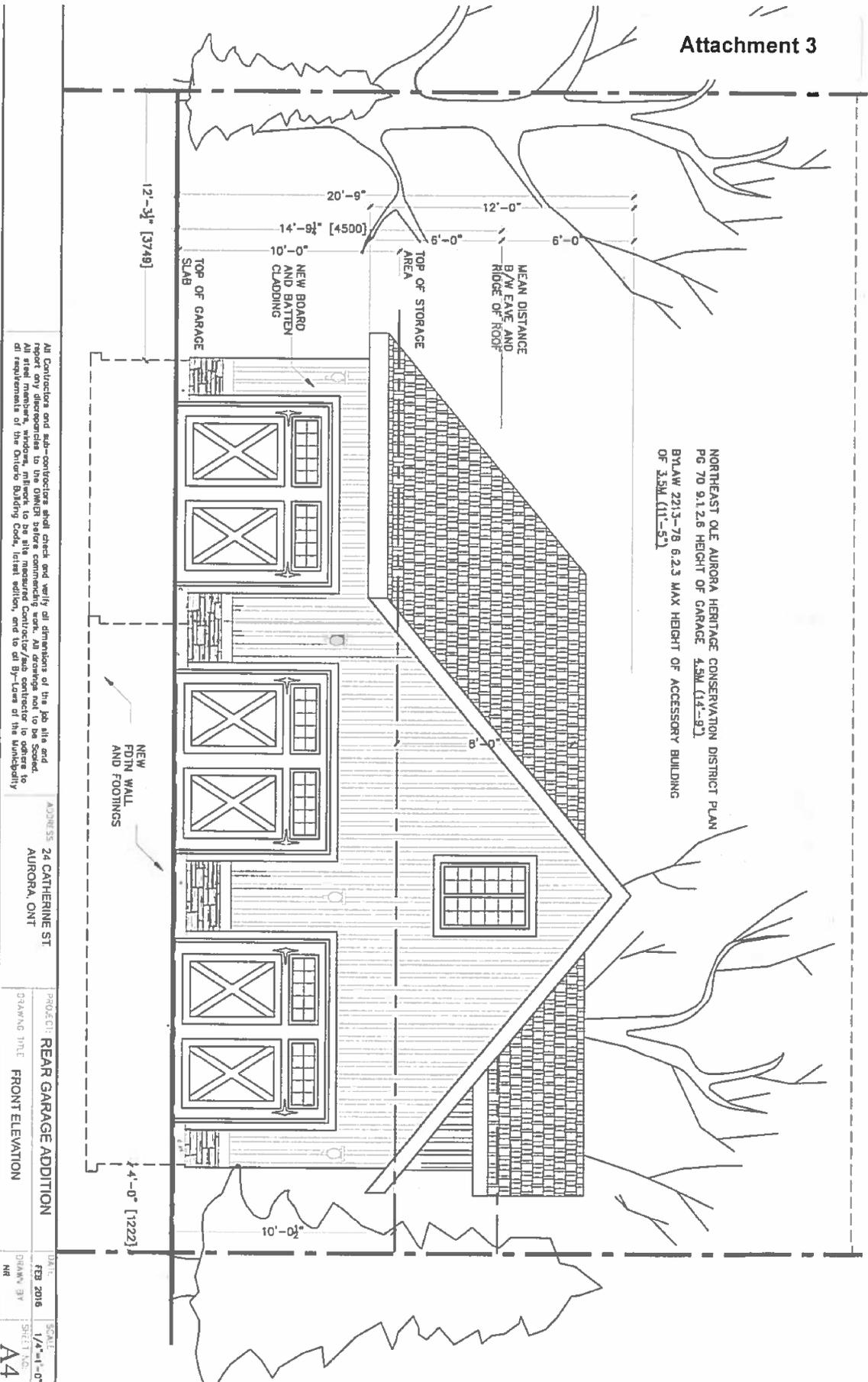
**GENERAL DESCRIPTION:**

|                                 |                                     |                 |   |
|---------------------------------|-------------------------------------|-----------------|---|
| <b>Floor Plan:</b>              |                                     | <b>Storey:</b>  | 2   |
| <b>Foundation Materials:</b>    |                                     |                 |   |
| <b>Exterior Wall Materials:</b> |                                     |                 |   |
| <b>Roof Type:</b>               | Gable roof and twin front<br>gables | <b>Windows:</b> | 1 <sup>st</sup> floor bay 2 <sup>nd</sup> floor box bay |
| <b>Entrance:</b>                | Transom                             | <b>Bays:</b>    |   |

**UNIQUE FEATURES:**

|                     |  |                         |                       |
|---------------------|--|-------------------------|-----------------------|
| <b>Chimney (s):</b> |  | <b>Special Windows:</b> |                       |
| <b>Dormers:</b>     |  | <b>Porch/Verandah:</b>  | Verandah with balcony |
| <b>Roof Trim:</b>   |  | <b>Door Trim:</b>       |                       |
| <b>Window Trim:</b> |  | <b>Other:</b>           |                       |

Attachment 3

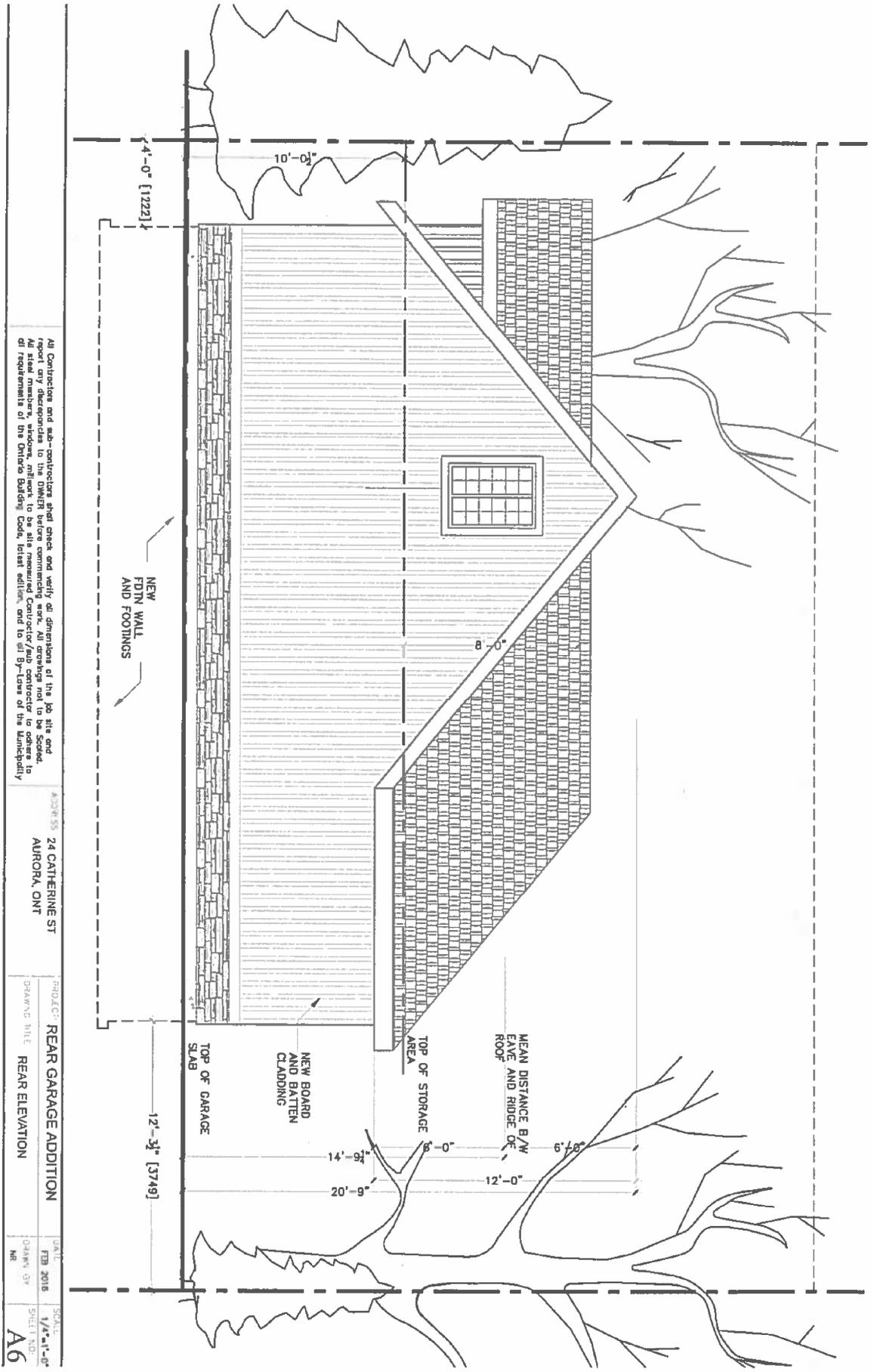


All Contractors and sub-contractors shall check and verify all dimensions of the job site and report any discrepancies to the OMBN before commencing work. All drawings not to be scaled. All steel members, windows, millwork to be site measured. Contractor/Job contractor to adhere to all requirements of the Ontario Building Code, latest edition, and to all By-Laws of the Municipality

ADDRESS: 24 CATHERINE ST  
 AURORA, ONT

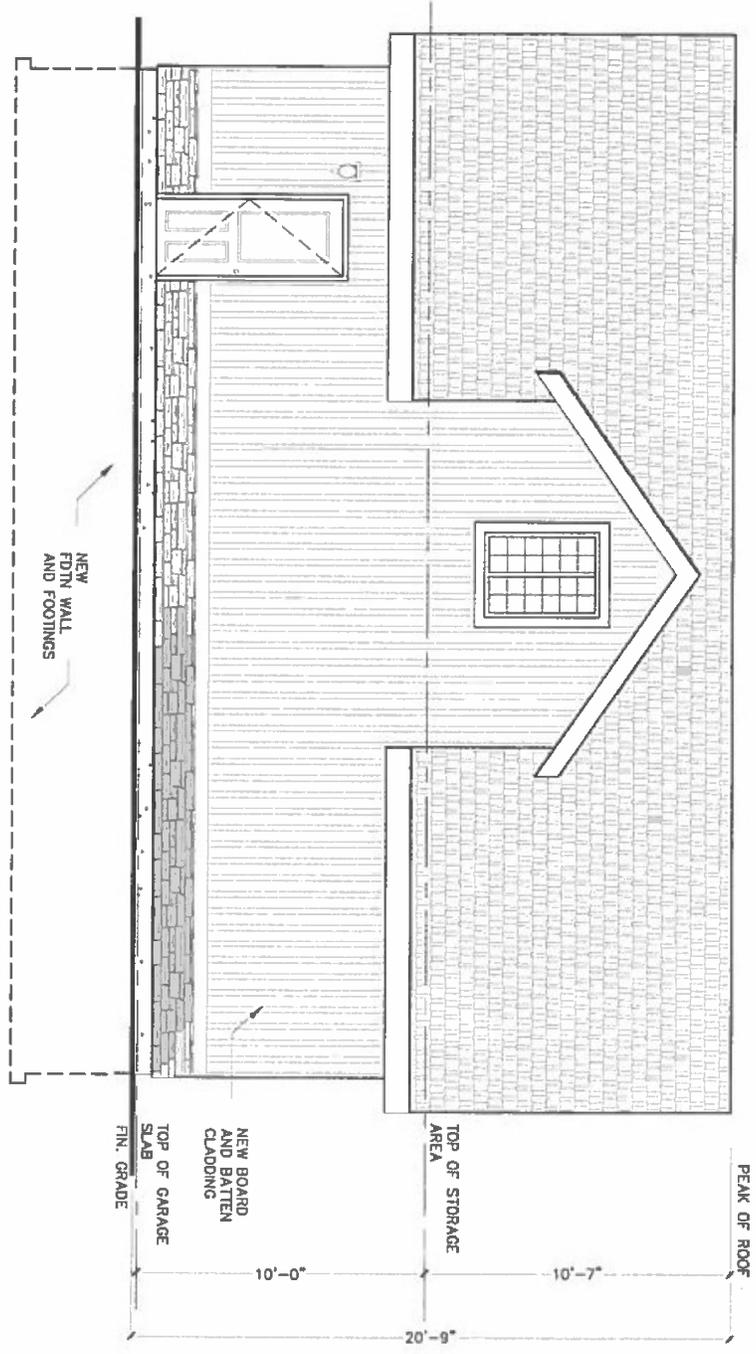
PROJECT: REAR GARAGE ADDITION  
 DRAWING TITLE: FRONT ELEVATION

DATE: FEB 2016  
 DRAWN BY: SHELT N.O.  
 SCALE: 1/4" = 1'-0"  
 SHEET NO.: A4



All Contractors and sub-contractors shall check and verify all dimensions of the job, site and report any discrepancies to the OWNER before commencing work. All drawings not to be scaled. All steel members, windows, millwork to be site measured Contractor/sub contractor to adhere to all requirements of the Ontario Building Code, latest edition, and to all By-Laws of the Municipality.

|          |                                |         |  |        |          |           |            |
|----------|--------------------------------|---------|--|--------|----------|-----------|------------|
| ADDRESS  | 24 CATHERINE ST<br>AURORA, ONT | PROJECT | REAR GARAGE ADDITION<br>REAR ELEVATION | DATE   | FEB 2016 | SCALE     | 1/8"=1'-0" |
| DRAWN BY |                                |         |  | ORIGIN | GY       | SHEET NO. | A6         |

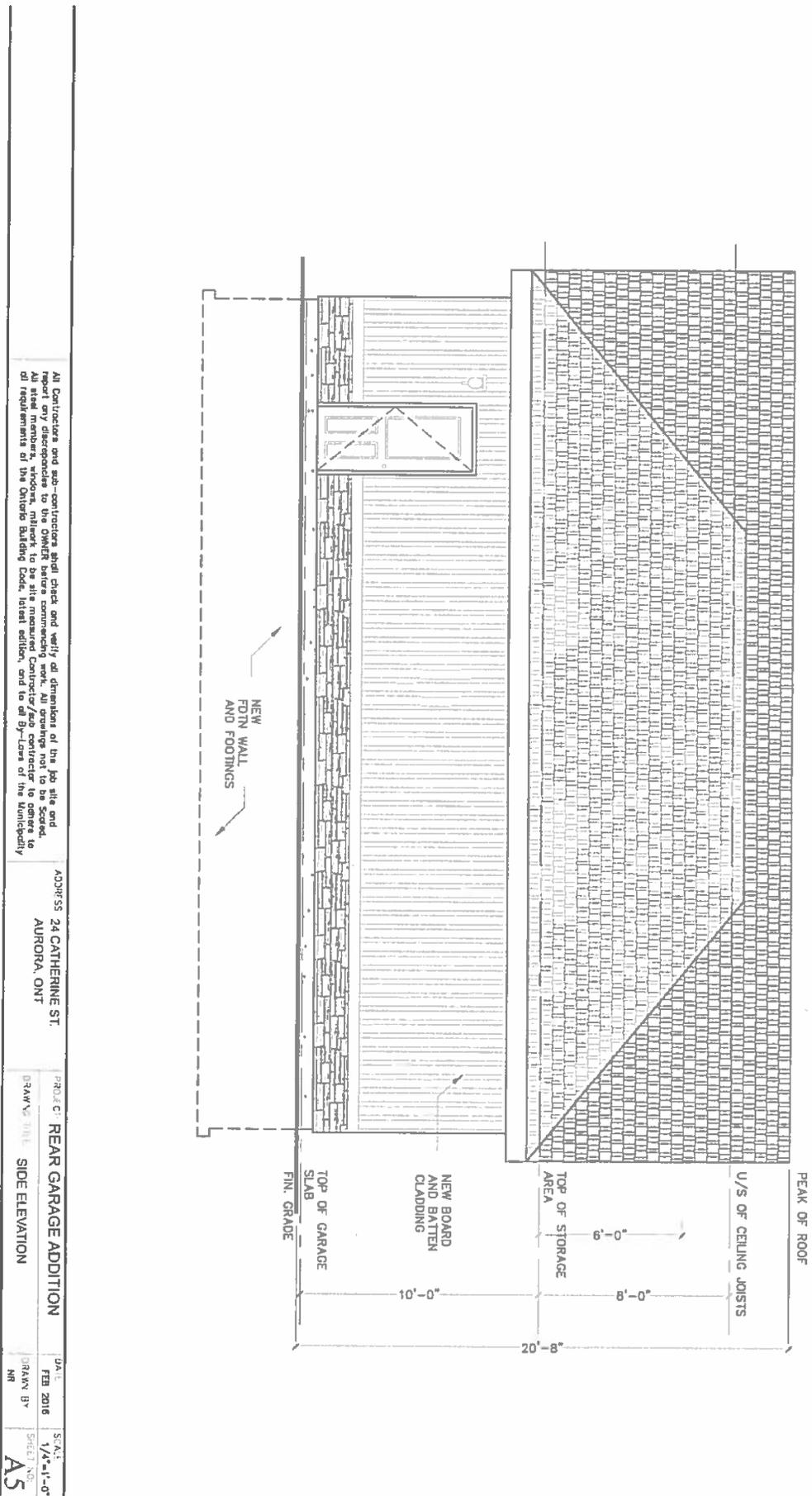


All Contractors and sub-contractors shall check and verify all dimensions of the job site and report any discrepancies to the OWNER before commencing work. All drawings not to be scaled. All steel members, windows, millwork to be all measured Contractor/sub contractor to adhere to all requirements of the Ontario Building Code, latest edition, and to all By-Laws of the Municipality

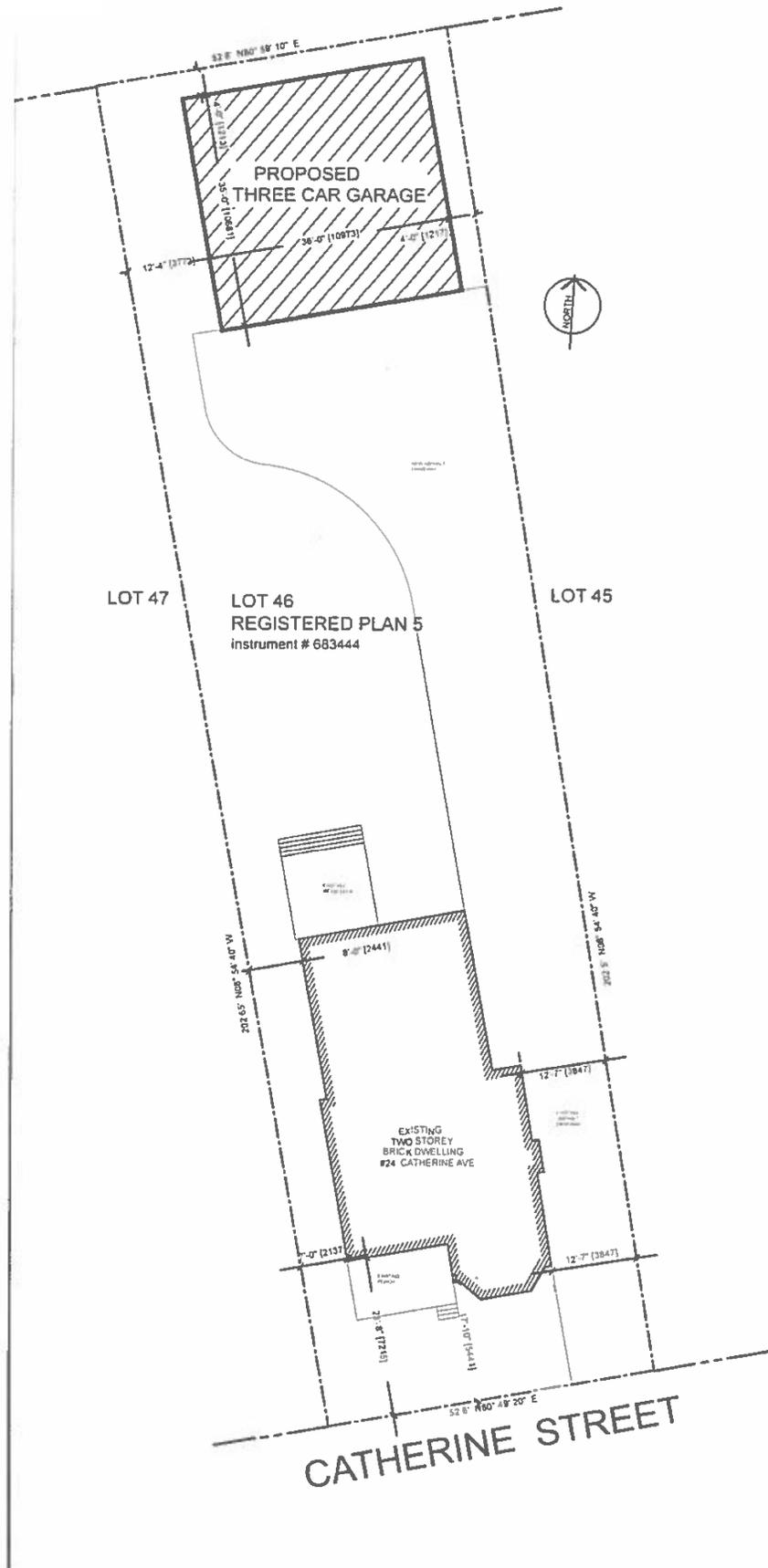
ADDRESS 24 CATHERINE ST  
AURORA, ONT

PROJECT REAR GARAGE ADDITION  
DRAWING TITLE SIDE ELEVATION

DATE FEB 2016  
DRAWN BY  
SCALE 1/4" = 1'-0"  
SHEET NO. A7



**Attachment 4**



Information on this site plan taken from a plan of survey of  
 surveyors UNWIN, MURPHY and ESTEN LTD of Etobicoke, Ont  
 Dated February 13, 1994

|   |                          |
|---|--------------------------|
| PROJECT: REAR GARAGE ADDITION   | DATE: APRIL 2016         |
| ADDRESS: 24 CATHERINE ST.<br>AURORA, ONT  | DRAWN BY: NR             |
| <p>All Contractors and sub-contractors shall check and verify all dimensions of the job site and report any discrepancies to the OWNER before commencing work. All drawings not to be Sealed. All steel members, windows, millwork to be site measured Contractor/sub contractor to adhere to all requirements of the Ontario Building Code, latest edition, and to all By-Laws of the Municipality</p> | DRAWING TITLE: SITE PLAN |



**TOWN OF AURORA**

**HERITAGE ADVISORY COMMITTEE REPORT No. HAC16-005**

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

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

**DATE:** *June 13, 2016*

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## **RECOMMENDATIONS**

***THAT Report HAC16-005 be received; and***

***THAT the Heritage Advisory Committee recommend to Council:***

***THAT the property located at 20 Ransom Street be removed 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 20 Ransom Street from the Aurora Register of Properties of Cultural Heritage Value or Interest.

## **BACKGROUND**

The owner of the property located at 20 Ransom Street submitted an Application to request that the subject property be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest on April 25, 2016. 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,

**June 13, 2016**

**- 2 -**

**Report No. HAC16-005**

*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 north side of Ransom Street between Temperance Street and Yonge 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 and 1/2 storey Worker's House. The building was constructed in 1902, the builder of the main structure was Joseph Holman, who lived in the home from 1902 to 1913. A brief history and land ownership records for the property can be found in Attachment 5.

The south (front) façade displays a side gable roof and a front porch, supported by two columns. The front porch appears to have been significantly modified in the past five years. The front façade displays a single double-hung window on the first floor, the window has been altered from its original size. The original siding of the main building has been covered and re-painted, however the existing siding reflects the original look of the building. A 1 ½ storey addition is identified within a survey prepared for the property dated April 22 1966, the construction date of the addition is not known. A building permit was issued for the property in 2005, which comprised of many interior alterations to the addition and the original structure. An accessory garage is also located behind the main building, which accesses Temperance Street; the construction date of the garage is unknown.

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

The Evaluation Working Group met to perform an objective evaluation of the subject property on Monday May 16, 2016 (See Attachment 3). The Evaluation Criteria for assessing the cultural heritage value of cultural heritage resources have been

**June 13, 2016**

**- 3 -**

**Report No. HAC16-005**

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 3, suggesting that the property is “moderately significant, worthy of documentation and preservation as part of a historic grouping”.

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

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

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

The *Ontario Heritage Act* provides criteria for determining cultural heritage value or interest with Ontario Regulation 9/06. This Regulation requires that a building must exhibit significant design/physical, or associative, or contextual value to warrant designation. The Evaluation working group found the highest rated category for the building was to have contextual value, rated 41/100. The associative value for the building was rated 39/100. Design/physical value for the building was rated 30/100.

Ransom Street, between Yonge Street to the east and Temperance Street to the west, encompasses a total of thirteen (13) properties, two (2) of which are listed on the Aurora Register of Properties of Cultural Heritage Value or Interest. A neighbouring property municipally known as 12 Ransom Street was removed from the Registrar of Properties of Cultural Heritage Value or Interest by Council on August 11 2015, although the original structure continues to exist today. The predominant architectural designs of these homes are in a Workers House style. Furthermore an additional ten (10) properties are listed on the Aurora Register of Properties of Cultural Heritage Value or Interest along Temperance Street, most of which are designed in a Foursquare/

**June 13, 2016**

**- 4 -**

**Report No. HAC16-005**

Edwardian style.

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

### **Proposed Concept Plan**

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

The applicant is proposing to build a new single detached residence. The owner proposes to incorporate a mix of wood clapboard and board and batten siding. It is recommended that the massing of the proposed structure be considerate of the surrounding residential properties. It is also recommended that the proposed garage be setback or flush to the front face of the main building. 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***.

### **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.

June 13, 2016

- 5 -

Report No. HAC16-005

## **CONCLUSIONS**

The subject was evaluated using the Town of Aurora Heritage Building Evaluation Guide and was rated in Group 3, which suggests that the property is moderately significant, worthy of documentation and preservation as part of a historic grouping.

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

It is recommended that the proposed elevations are subject to approval of Planning Staff to ensure the proposed new dwelling will maintain the heritage character of the area. As such, it is recommended that the property be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest.

## **ATTACHMENTS**

- Attachment 1 – Location Map
- Attachment 2 – Heritage Resource Brief (2010)
- Attachment 3 – Evaluation Working Group Score, 20 Ransom Street
- Attachment 4 – Proposed Design for New Building, 20 Ransom Street
- Attachment 5 – Heritage Notes by Jaqueline Stuart

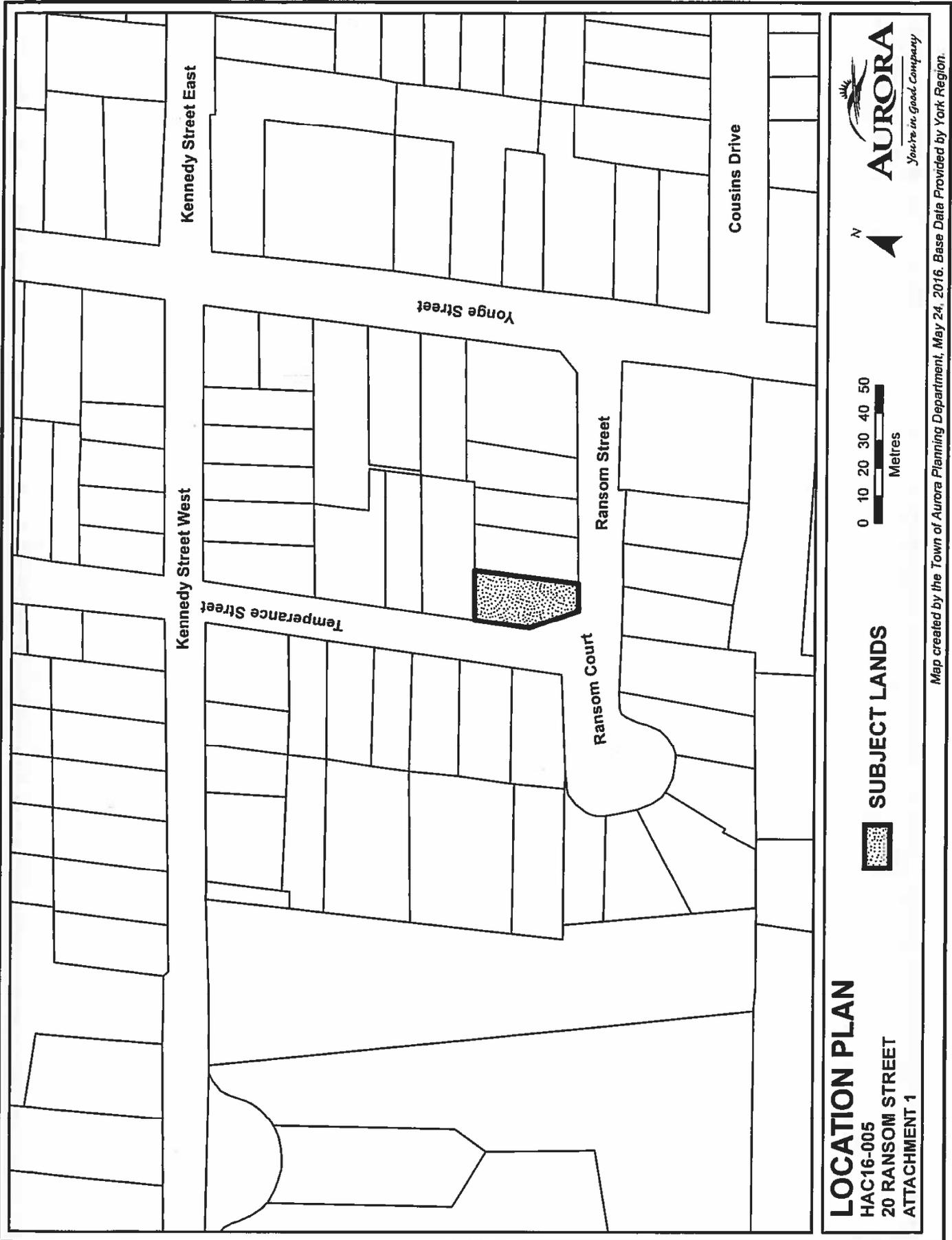
## **PRE-SUBMISSION REVIEW**

Executive Leadership Team Meeting – June 2, 2016.

***Prepared by: Jeff Healey, Planner- Ext. 4349***



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



Attachment 2

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

|                   |   |
|-------------------|---|
| <b>SITE</b>       | <p>Address: 20 Ransom Street<br/>                 Former Address:<br/>                 Legal Description: PLAN: 246 LOT: 71</p>   |
| <b>STATUS</b>     | <p>Current Use: Residence Original use: Residence<br/>                 Heritage Status: Listed By-law No. &amp; Date:<br/>                 Official Plan: Urban residential Zoning: R5 (Special mixed density)<br/>                 HCD: Plaques:</p> |
| <b>PHOTOGRAPH</b> |    |
| <b>KEY MAP</b>    | <p></p>   |



**Attachment 3**

**HERITAGE BUILDING EVALUATION WORKING GROUP**

**MEETING REPORT**

**May 16, 2016**

**Attendees:**

**Heritage Advisory Committee Members: Bob McRoberts, Martin Paivio and Carol Gravelle**

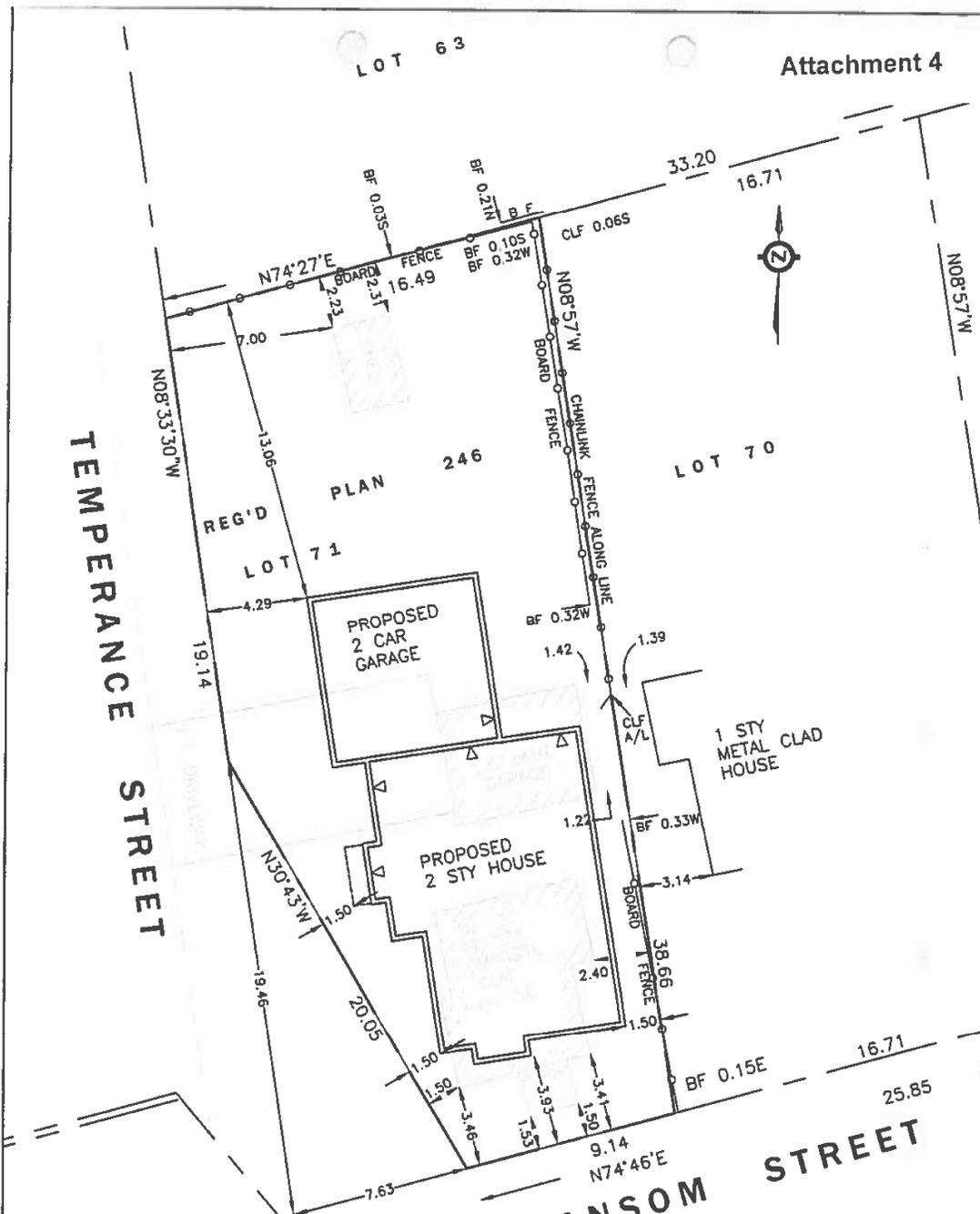
**Staff: Jeff Healey, Planner**

| <b><u>Address</u></b>   | <b><u>Rating</u></b>          | <b><u>Reason Considered</u></b>               |
|-------------------------|-------------------------------|---|
| <b>20 Ransom Street</b> | <b>36.7/100<br/>(Group 3)</b> | <b>Request for Removal<br/>from Registrar</b> |

**Group 1 = 70 – 100  
Group 2 = 45 – 69  
Group 3 = 44 or less**

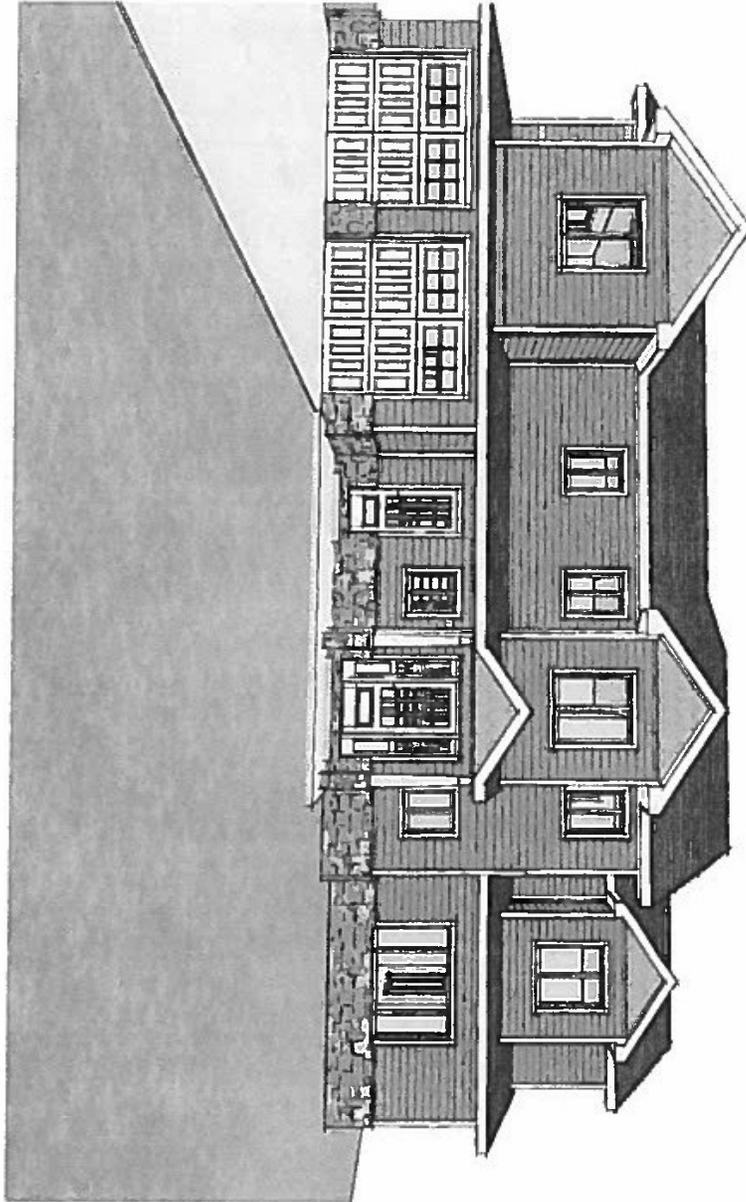
**HERITAGE BUILDING EVALUATION: SCORE SHEET**

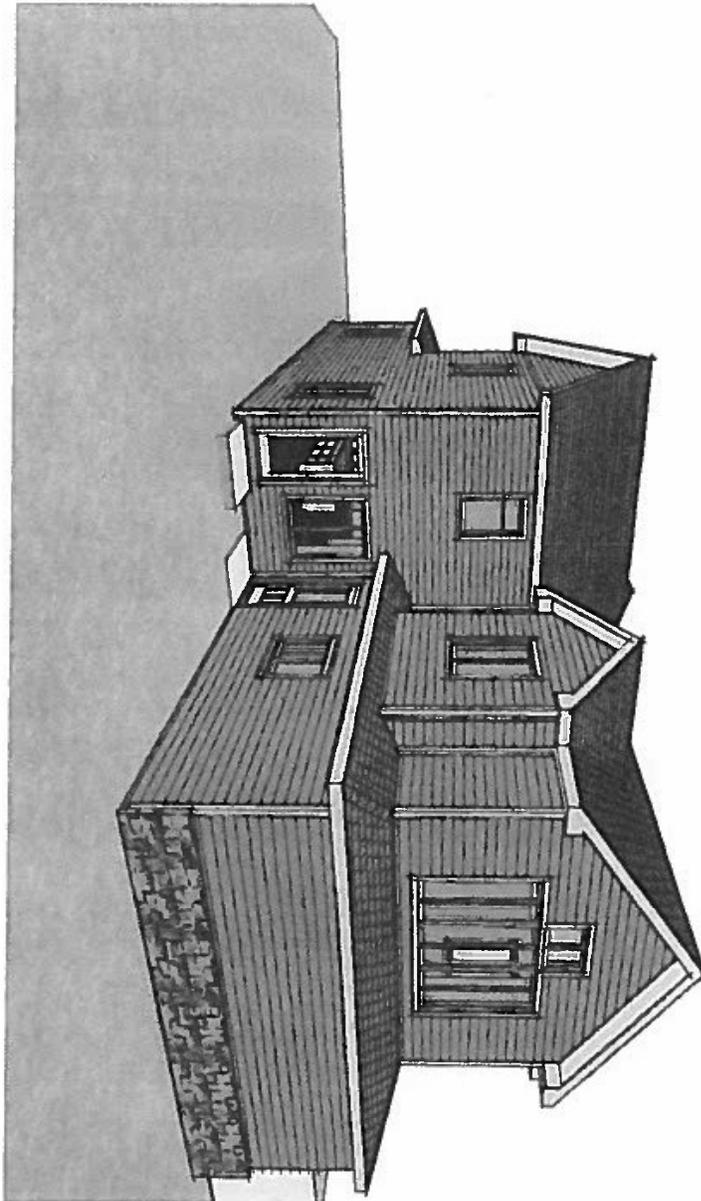
| Municipal Address: <u>20 Ransom Street</u> |                      |                             |                          |                             |               | Group: <b>3</b> |
|--|----------------------|-----------------------------|--------------------------|-----------------------------|---------------|-----------------|
| Legal Description: <u>Plan 246</u>         |                      | Lot: <u>71</u>              |                          | Cons: _____                 |               |                 |
| Date of Evaluation: <u>May 16, 16</u>      |                      | Name of Recorder: <u>JH</u> |                          |                             |               |                 |
| HISTORICAL                                 | E                    | G                           | F                        | P                           | TOTAL         |                 |
| Date of Construction                       | 30                   | <b>20</b>                   | 10                       | 0                           | 20/30         |                 |
| Trends/Patterns/Themes                     | 40                   | 27                          | <b>14</b>                | 0                           | 14/40         |                 |
| Events                                     | 15                   | 10                          | 5                        | <b>0</b>                    | 0/15          |                 |
| Persons/Groups                             | 15                   | 10                          | <b>5</b>                 | 0                           | 5/15          |                 |
| Archaeological (Bonus)                     | 10                   | 7                           | 3                        | <b>0</b>                    | 0/10          |                 |
| Historic Grouping (Bonus)                  | 10                   | 7                           | 3                        | <b>0</b>                    | 0/10          |                 |
| Construction Date (Bonus)                  | 10                   |                             |                          | <b>0</b>                    | /10           |                 |
| <b>HISTORICAL TOTAL</b>                    |                      |                             |                          |                             | <b>39/100</b> |                 |
| ARCHITECTURAL                              | E                    | G                           | F                        | P                           | TOTAL         |                 |
| Design                                     | 20                   | 13                          | <b>7</b>                 | 0                           | 7/20          |                 |
| Style                                      | 30                   | 20                          | 10                       | <b>0</b>                    | 0/30          |                 |
| Architectural Integrity                    | 20                   | 13                          | <b>7</b>                 | 0                           | 7/20          |                 |
| Physical Condition                         | 20                   | <b>13</b>                   | 7                        | 0                           | 13/20         |                 |
| Design/Builder                             | 10                   | 7                           | <b>3</b>                 | <del>0</del>                | 3/10          |                 |
| Interior (Bonus)                           | 10                   | 7                           | 3                        | <b>0</b>                    | 0/10          |                 |
| <b>ARCHITECTURAL TOTAL</b>                 |                      |                             |                          |                             | <b>30/100</b> |                 |
| ENVIRONMENTAL                              | E                    | G                           | F                        | P                           | TOTAL         |                 |
| Design Compatibility                       | 40                   | 27                          | <b>14</b>                | 0                           | 14/40         |                 |
| Community Context                          | 20                   | 13                          | <b>7</b>                 | 0                           | 7/20          |                 |
| Landmark                                   | 20                   | 13                          | <b>7</b>                 | 0                           | 7/20          |                 |
| Site                                       | 20                   | <b>13</b>                   | 7                        | 0                           | 13/20         |                 |
| <b>ENVIRONMENTAL TOTAL</b>                 |                      |                             |                          |                             | <b>41/100</b> |                 |
| SCORE                                      | INDIVIDUAL           |                             | OLD AURORA               |                             |               |                 |
| Historical Score                           | X 40% = _____        |                             | $39 \times 20\% = 7.8$   |                             |               |                 |
| Architectural Score                        | X 40% = _____        |                             | $30 \times 35\% = 10.5$  |                             |               |                 |
| Environmental Score                        | X 20% = _____        |                             | $41 \times 45\% = 18.45$ |                             |               |                 |
| <b>TOTAL SCORE</b>                         | <input type="text"/> |                             | <b>36.7</b>              |                             |               |                 |
| GROUP 1 = 70-100                           |                      | GROUP 2 = 45-69             |                          | <b>GROUP 3 = 44 or less</b> |               |                 |



Attachment 4

|   |                   |                             |
|---|-------------------|-----------------------------|
| TITLE:<br><b>MINOR VARIANCE SITE PLAN</b>   |                   |                             |
| PROJECT:<br><b>20 RANSOM STREET</b><br>TOWN OF AURORA   |                   |                             |
| <br>701 Ransom Street<br>Aurora, Ontario L4C 3R8<br>www.mntconsulting.ca |                   |                             |
| DRAWN: M.T.   | SCALE: HOR: 1:200 | DWG. No.<br><br><b>SP-1</b> |
| DESIGNED: M.T.  |                   |                             |
| CHECKED: M.T.   | DATE: APR-16      |                             |





## 20 RANSOM STREET

The house at number 20 Ransom Street was built about 1902.

The assessment rolls and the land ownership records together provide us with some of the best information about the age of a building. (Even better is an inscription on the structure itself, or a local newspaper report on the completion of a dwelling, but these gifts are given to the researcher comparatively rarely.)

In the case of this property, the land ownership record shows that in 1892 John and Hugh Scott acquired this lot and other lands for \$6000: a good deal of land must have been involved. The assessment roll for 1902 helps narrow things down: John Scott is shown as the owner of a vacant quarter-acre lot on the north side of Ransom, valued at \$75 for taxation purposes. There was no house present in the spring of 1902.

In June of 1902 John and Hugh Scott sold the lot to Joseph Holman and Thomas Walker for \$20. We do not know why the sale price was so low, nor why Holman and Walker would have been buying the property jointly: we can find no family relationship between them, and they were a good generation apart in age.

In any case, by the time of the 1903 assessment, made early in the year, Joseph Holman, another person—probably his wife—and a dog were living on the property, whose value for taxation purposes had risen from \$75 to \$400 since the previous assessment. A house had been built.

Joseph Holman was born in 1837 in England—according to his gravestone and other sources; the assessment rolls make him a bit younger. He and his wife, Annie, had nine children, born between about 1863 and 1883. Apparently all had left home by the time of the 1903 assessment, which shows a household of two. We have no information about the dog.

Ten years later Joseph Holman, continuing to work as an ironmonger though aged 69 according to the assessment roll, and 76 according to his gravestone dates, still occupied the house. However, in that year of 1913 he sold his interest in the western half of the Ransom Street frontage to Thomas Walker. This transaction left Mr. Walker with the house now known as number 20 Ransom, and Joseph Holman with a vacant lot.

The property changed hands three times in two years: Walker to Carr in 1918, Carr to Hill in 1920, and Hill to Hope also in 1920. In view of the difference in prices paid by Hill and Hope—just over \$1000 compared to \$1500—perhaps Fred Hill made some significant improvement during the summer of 1920, such as adding the north tail.

Considering that the Hopes lived in town for at least twenty years, we know very little about them. The house was apparently their first married home, as William George Hope married Nellie Rose in September of 1920 (*Aurora Banner*, 10 September 1920). The

assessment roll tells us that Mr. Hope was a tanner; almost certainly he worked at the Collis Leather tannery on Tyler Street, a few blocks north of his home.

It was during the Hopes' long ownership of number 20 Ransom that Plan 246 was drawn up for the Town, to "tidy up" parcels of land all over town which had been severed from larger lots but were never part of a registered plan of subdivision. Until the registration of Plan 246 in 1933 the Ransom/Temperance property was a piece of old township lot 79. In 1942 the Hopes sold the house to the person who held their mortgage, Ernest Morwood. Mr. Morwood rented the property, and from at least 1946 the tenants were Laura and Jim Warlow. They became the owners in 1959.

Mrs. Warlow, *née* Laura Eva Clubine, was a member of a long-established family in the area. She married James Edward Warlow of Newmarket in 1928, and they set up house in Aurora at that time (*Aurora Banner*, 8 June 1928). They would go on to have four children, two boys and two girls. Jim Warlow was a house painter and decorator by trade. He died in 1980, aged 73, and four years later his widow sold the house (she died in 1990).

The next owner of number 20 was Patricia McDonald. She may never have lived there herself, but purchased it for a son or daughter. After twelve years of ownership, Mrs. McDonald sold the property to Carolyn Bishop, a constable with the York Regional Police.

Extracts From Abstract Index for Lot 71, Plan 246, Aurora: 20 Ransom Street

| Instrument Number | Instrument | Instrument Date | Reg'n Date   | Grantor                      | Grantee                           | Consn [\$]         | Notes   |
|-------------------|------------|-----------------|--------------|------------------------------|-----------------------------------|--------------------|---|
| 642               | B&S        | 17 May 1875     | 20 May 1875  | William Atkinson             | Walker Scott                      | 152.00             | part of SE part of lot 79, con. 1, King township      |
| 2545              | B&S        | 21 May 1892     | 7 June 1892  | Walker Scott jr. et al.      | John Scott & Hugh F. Scott        | premises + 6000.00 | part of SE quarter of lot 79 int. al.                 |
| 3429              | B&S        | 14 June 1902    | 6 Jan 1906   | J. Scott & H.F. Scott        | Joseph Holman & Thomas A. Walker  | 20,001             | part of SE part                                       |
| 4639              | B&S        | 14 July 1913    | 16 July 1913 | Jos. Holman                  | Thomas A. Walker                  | 250.00             | part of lot <i>west part</i>                          |
| 5429              | B&S        | 2 Oct 1918      | 4 Oct 1918   | Thos. A. Walker              | Norman Carr                       | 800.00             | part of SE quarter lot 79                             |
| 5675              | B&S        | 22 Jan 1920     | 23 Jan 1920  | Norman Carr                  | Fred Hill                         | 1023.00            | part lot, north of Ransom                             |
| 5908              | B&S        | 16 Oct 1920     | 23 Oct 1920  | Fred Hill                    | William G. Hope                   | 1500.00            | part of SE quarter of lot 79                          |
| 5909              | Mort       | 16 Oct 1920     | 23 Oct 1920  | W.G. Hope                    | Fred Hill                         | 1000.00            | as above  |
| 6220              | Asst Mort  | 30 Aug 1922     | 12 Sep 1922  | Fred Hill                    | H.S., J.E. & E.S. Cane            | 973.75             | part lot: 79, 83 links front on north side Ransom St. |
| 6429              | Asst Mort  | 19 Sep 1922     | 11 Sep 1923  | H.S., J.E., & E.S. Cane      | Jesse M. Walton                   | 950.00             | as above  |
| 7460              | Grant      | 3 Jan 1931      | 10 Jan 1931  | W.G. Hope                    | Nellie B. Hope                    | NLA + 1.00         | part SE quarter: 83 links front on N side Ransom      |
| 7627              | Asst Mort  | 14 Nov 1932     | 12 Jan 1933  | J.M. Walton                  | Ernest Morwood                    | 750.00             | part SE quarter                                       |
| 246               | Plan       | 11 Dec 1933     | 15 Dec 1933  | W.S. Gibson & Son OLS        | Town of Aurora                    |                    | int. al.  |
| 8648              | Grant      | 25 Feb 1942     | 21 Apr 1942  | W.G. Hope                    | Ernest Morwood                    | 1.00               | all lot 71 of Plan 246                                |
| 23710A            | Grant      | 17 Oct 1958     | 24 Oct 1958  | executors for Ernest Morwood | Scelena Morwood                   | 2.00               | all lot 71  |
| 30363A            | Grant      | 12 June 1959    | 26 June 1959 | S. Morwood                   | James E. Warlow & Laura E. Warlow | 3700.00            | all lot 71  |
| 353922            | Grant      | 28 Sept 1984    |              | Laura A. Warlow              | Patricia A. McDonald              |                    | all lot 71  |
| 683066            | Transfer   | 15 Aug 1996     |              | P.A. McDonald                | Carolyn Bishop                    | 133,000.00         | all lot 71  |

see notes next page

Notes from assessment rolls for 20 Ransom Street

1902 John Scott (lot), freeholder, non-resident; north side Ransom, 1/4 acre; vacant; value for taxation purposes \$75

1903 Joseph Holman senior, iron buyer, aged 61, freeholder; north side Ransom, 3/5 acre; built on; value \$400; 2 in household; 1 dog

henceforward the assessed value was split into the value of the land itself and the value of any building(s) on it

there was a general reassessment in 1913

1913 Joseph Holman, ironmonger, aged 69, freeholder; Ransom, 108 ft; value of land \$650, of building(s) \$300

1914 Thomas Walker, cutter, aged 36, freeholder; Ransom, 54 ft; value of land \$300, of building(s) \$300

1919 Norman Carr, traveller, freeholder; Ransom, 54 ft; value of land \$300, of building(s) \$300

[written in: "sold to Fred Hill"]

1920 Fred Hill, trackman, freeholder; Ransom, 54 ft; value of land \$360, of building(s) \$360

tenant: William Rose

[written in: "sold"]

1921 William George Hope, tanner, aged 29, and Mrs. Hope, freeholders; Ransom, 54 ft; value of land \$360, of building(s) \$360

1931 William George Hope, tanner, aged 39, and Mrs. Hope, owners; Ransom, 54 ft; value of land \$320, of building(s) \$360

1941 William George Hope, tanner, aged 48, and Mrs. Hope, owners; Ransom, lot 71, 54 ft; value of land \$320, of building(s) \$360

1951 E. Morwood, non-resident (Kimberly, Ont.), owner; 20 Ransom, lot 71, 54 ft; value of land \$320, of building(s) \$360

tenants: James Warlow, painter, aged 43, and Mrs. Warlow



**EXTRACT FROM  
COUNCIL MEETING OF  
TUESDAY, APRIL 12, 2016**

**7. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION**

Items 1 (with the exception of sub-items 6, 9, and 10) and 2 were identified as items not requiring separate discussion.

**Moved by Councillor Pirri  
Seconded by Councillor Thom**

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

**1. General Committee Meeting Report of April 5, 2016**

THAT the General Committee meeting report of April 5, 2016, be received and the following recommendations carried by the Committee be approved:

**(8) Heritage Advisory Committee Meeting Minutes of March 7, 2016**

THAT the Heritage Advisory Committee meeting minutes of March 7, 2016, be received for information.

**CARRIED**



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

**7. ADOPTION OF ITEMS NOT REQUIRING SEPARATE DISCUSSION**

Item 1 (with the exception of sub-items 1, 3, 6, 7, 8, 10, 11, and 12), 2, 3, 4 and 5 were identified as items not requiring separate discussion.

**Moved by Councillor Gaertner**  
**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:

**1. General Committee Meeting Report of April 19, 2016**

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

**(15) Heritage Advisory Committee Meeting Minutes of April 11, 2016**

THAT the Heritage Advisory Committee meeting minutes of April 11, 2016, be received; and

THAT the Heritage Advisory Committee recommend to Council:

**1. HAC16-003 – Heritage Permit Application, 20 Catherine Avenue,  
File: NE-HCD-HPA-16-01**

THAT Heritage Permit Application NE-HCD-HPA-15-06 be approved to permit the construction of a 52m<sup>2</sup> accessory structure as per submitted plans; and

THAT the demolition of the existing detached garage be approved.

**2. Memorandum from Planner**  
**Re: Additional Information, Heritage Advisory Committee Report**  
**No. HAC15-015, 101 Tyler Street**

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 be subject to approval of Planning Staff to ensure the proposed new dwelling will maintain the heritage character of the area; and

THAT items of significance be salvaged and incorporated into the new dwelling or donated to the Aurora Architectural Salvage Program; and

THAT the tree located in the front yard of the existing dwelling be retained, if feasible.

**CARRIED**