



**HERITAGE  
ADVISORY COMMITTEE  
MEETING AGENDA**

**MONDAY, MARCH 7, 2016**

**7 P.M.**

**HOLLAND ROOM  
AURORA TOWN HALL**



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

**DATE:** Monday, March 7, 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 February 8, 2016** pg. 1

RECOMMENDED:

THAT the Heritage Advisory Committee meeting minutes of February 8, 2016, be received for information.

**4. DELEGATIONS**

**(a) Helen Ahranis and Adam Marshall** pg. 5

**Re: Item 1 – Memorandum from Planner; Re: Additional Information to Heritage Advisory Committee Report No. HAC16-001 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest, 41 Metcalfe Street**

- (b) **David Heard, Resident, representing Aurora Pet Cemetery  
National Designation Advocacy Group** pg. 6  
**Re: Aurora Pet Cemetery Logistics/Access**

**5. MATTERS FOR CONSIDERATION**

1. **Memorandum from Planner** pg. 7  
**Re: Additional Information to Heritage Advisory Committee Report  
No. HAC16-001 – Request to Remove a Property from the Aurora  
Register of Properties of Cultural Heritage Value or Interest, 41  
Metcalf Street**

**RECOMMENDED:**

THAT the memorandum regarding Additional Information to Heritage Advisory Committee Report No. HAC16-001 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest, 41 Metcalfe Street be received; and

THAT the Heritage Advisory Committee consider the additional information received by the owner and provide a recommendation to Council.

2. **Memorandum from Planner** pg. 50  
**Re: Selection of New Members to the Heritage Evaluation Working  
Group**

**RECOMMENDED:**

THAT the memorandum regarding Selection of New Members to the Heritage Evaluation Working Group be received; and

THAT the Heritage Advisory Committee select three (3) members to the Heritage Evaluation Working Group.

**6. INFORMATIONAL ITEMS**

3. **HAC16-002 – 14378 Yonge Street, Pet Cemetery** pg. 51  
**Update on Status of Future Heritage Designation**

RECOMMENDED:

THAT Report No. HAC16-002 be received for information.

**7. NEW BUSINESS**

**8. ADJOURNMENT**



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

- Date:** Monday, February 8, 2016
- 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, Carol Gravelle (arrived 7:05 p.m.), James Hoyes, John Kazilis, Bob McRoberts (Honorary Member), and Martin Paivio
- Member(s) Absent:** Kathy Constable
- Other Attendees:** Councillor Tom Mrakas, Councillor John Abel (arrived 8:10 p.m.), Marco Ramunno, Director of Planning and Development Services, Jeff Healey, Planner, and Samantha Kong, Council/Committee Secretary
- 

The Chair called the meeting to order at 7:01 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 John Kazilis  
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 December 14, 2015**

**Moved by Bob McRoberts  
Seconded by James Hoyes**

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

**CARRIED**

**4. DELEGATIONS**

**(a) Chris Alexander, Resident**

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

Mr. Alexander restated background information respecting the subject property that was discussed at the December 14, 2015 Heritage Advisory Committee meeting, and provided preliminary proposed building plans with elevations for consideration.

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

THAT the comments of the delegation be received for information.

**CARRIED**

**(b) Helen Ahranis & Adam Marshall, Residents**

**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**

Ms. Ahranis and Mr. Marshall provided background information about the subject property and noted the declining condition of the structure. They stated that their intention is to demolish the existing home and build a new home that would be suitable for the area.

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

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

**CARRIED**

**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**

Staff provided a brief overview of the subject property and noted that the Evaluation Working Group found the subject property to score in Group 2, which is considered to be significant and worthy of preservation and encourages the retention of the building, as well as designation under the *Ontario Heritage Act*.

The Committee expressed their concern regarding the existing front façade as it represents unique and significant heritage within the Town. It was suggested that it be preserved or replicated instead of demolished. The Committee inquired about the condition of the foundation and staff indicated that the Evaluation Working Group only considers the historical, architectural, and environmental aspects of the property.

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

THAT Report No. HAC16-001 be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT the application to remove 41 Metcalfe Street from the Aurora Register of Properties of Cultural Heritage Value or Interest be refused.

**CARRIED**

**6. INFORMATIONAL ITEMS**

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

Staff provided information respecting the Aurora Pet Cemetery and noted that opportunities for this parcel may be explored, as it has been transferred to the Town. Staff invited Committee members to participate in a Town initiated inventory to document the gravestones and identify cemetery boundaries. The Committee inquired about various aspects, requested progress updates, and requested that one off-site meeting of the Committee be held at the Aurora Pet Cemetery in the spring.

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

Heritage Advisory Committee Meeting Minutes  
Monday, February 8, 2016

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

**CARRIED**

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

**Moved by Bob McRoberts  
Seconded by Martin Paivo**

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.

**CARRIED**

**7. NEW BUSINESS**

Councillor Gaertner inquired about the Aurora Heritage Awards and the Committee suggested that it be incorporated in conjunction with other volunteer recognition events if deemed more appropriate than a separate award ceremony. Staff indicated that the Aurora Heritage Awards occurs every two years and shall be brought to the Committee at a future date.

Staff noted that members shall be selected next month for the Heritage Evaluation Working Group and reminded Committee members and Councillors to notify staff if they are interested.

Councillor Mrakas noted that the Ontario Heritage Conference will be held from May 12 to 16, 2016 in Stratford and St. Mary's.

Staff indicated that potential sites for Doors Open 2016 have been notified and encouraged Committee members to contact staff if they have new site suggestions.

**8. ADJOURNMENT**

**Moved by James Hoyes  
Seconded by Carol Gravelle**

THAT the meeting be adjourned at 8:26 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:** HAC - Monday, March 7th/2016

**SUBJECT:** 41 Metcalfe Street

**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:**

**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.



Legal and Legislative Services  
905-727-3123  
[CSecretariat@aurora.ca](mailto: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:** March meeting

**SUBJECT:** Aurora Pet Cemetery logistics/access

**NAME OF SPOKESPERSON:** David Heard

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

Aurora Pet Cemetery National Designation Advocacy Group

**BRIEF SUMMARY OF ISSUE OR PURPOSE OF DELEGATION:**

Presentation and proposal to increase site access and promotion.

**PLEASE COMPLETE THE FOLLOWING:**

Have you been in contact with a Town staff or Council member regarding your matter of interest? YES yes NO

**IF YES, WITH WHOM?** I was 2010-2014 Member HAC **DATE:** ongoing

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



100 John West Way  
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**Town of Aurora**  
**Planning & Development Services**

## **MEMORANDUM**

**DATE:** March 7, 2016

**TO:** Heritage Advisory Committee

**FROM:** Jeff Healey, Planner

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

**RE:** Additional Information to Heritage Advisory Committee Report No. HAC16-001  
– Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest, 41 Metcalfe Street

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### **RECOMMENDATIONS**

***THAT the memorandum regarding Additional Information to Heritage Advisory Committee Report No. HAC16-001 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest, 41 Metcalfe Street be received; and***

***THAT the Heritage Advisory Committee consider the additional information received by the owner and provide a recommendation to Council.***

### **BACKGROUND**

On February 8, 2016, a Request to Remove a Property from the Registrar of Properties of Cultural Heritage Value or Interest was reviewed by the Heritage Advisory Committee. The following recommendation was provided by the Heritage Advisory Committee:

*THAT Report No. HAC16-001 be received; and*

*THAT the Heritage Advisory Committee recommend to Council:*

*THAT the application to remove 41 Metcalfe Street from the Aurora Register of Properties of Cultural Heritage Value or Interest be refused.*

On March 1, 2016 the matter was discussed by General Committee, where it was referred back to the Heritage Advisory Committee for review and consideration based on the additional information provided.

The owner provided a structural report prepared by Quaille Engineering Inc., which recommends the removal and replacement of the foundation, sill beam and walls. This report has been attached to this memorandum as Attachment 2. Furthermore, the owner submitted revised drawings of the proposed structure. The revised drawings have been attached to this memorandum as Attachment 3.

March 7, 2016

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Additional Information to  
Report No. HAC16-001  
41 Metcalfe Street

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**ATTACHMENTS**

- 1) Heritage Advisory Committee Report- HAC16-001
- 2) Foundation Inspection, prepared by Quaile Engineering Inc.
- 3) Revised Elevation drawings
- 4) Letter from Owner received February 29, 2016



**TOWN OF AURORA**

**HERITAGE ADVISORY COMMITTEE REPORT No. HAC16-001**

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**Attachment 1**  
**(Item 1, March 7, 2016)**

**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*

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**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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*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.

**February 8, 2016**

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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

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**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**

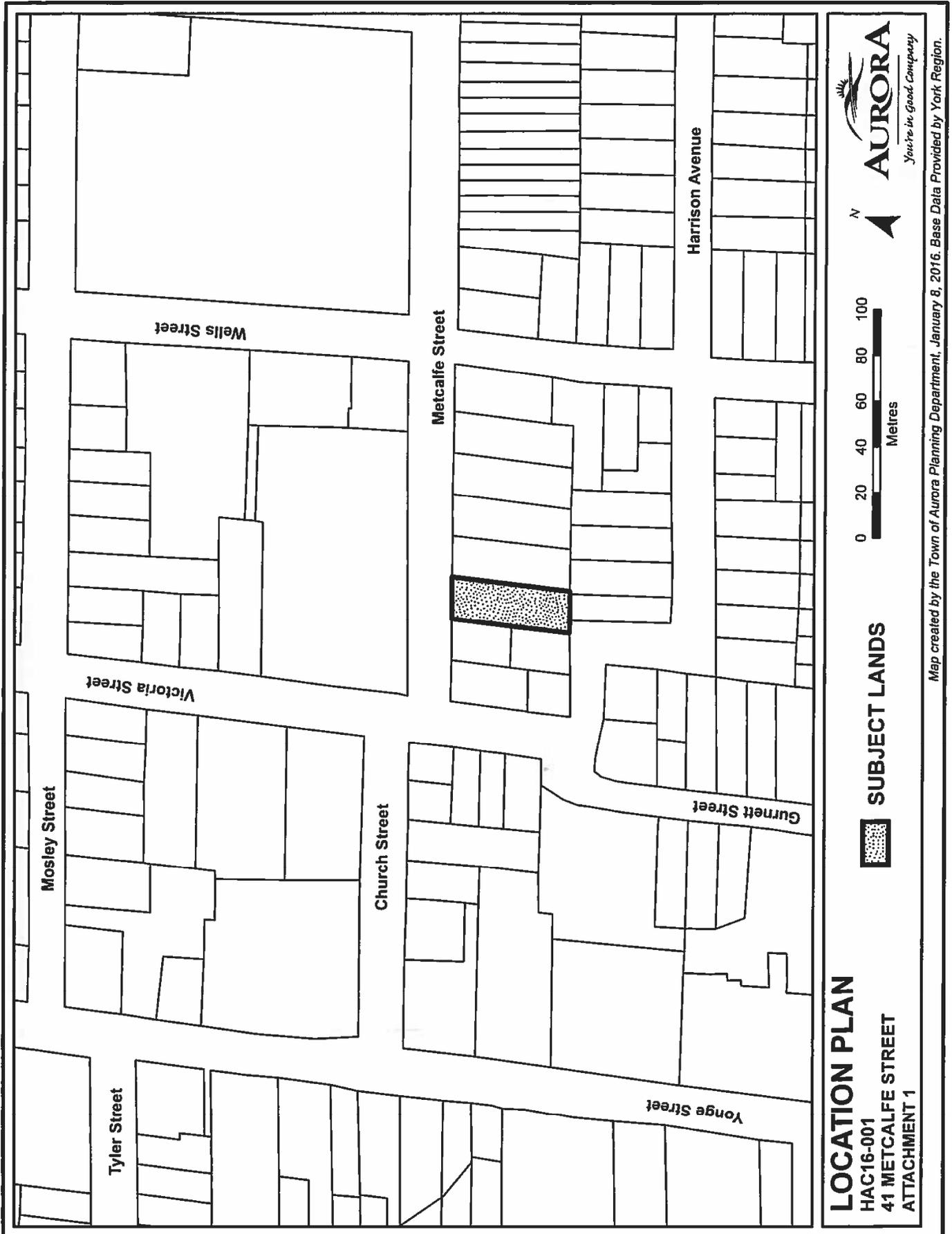
Executive Leadership Team Meeting – January 28, 2016.

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



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



Attachment 2

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

<b>SITE</b>	<p>Address: 41 Metcalfe Street                  Former Address:                  Legal Description:                      PLAN: 68                      LOT: 3</p>
<b>STATUS</b>	<p>Current Use:      Residence                      Original use:      Residence                  Heritage Status: Listed                      By-law No. &amp; Date:                  Official Plan:      Urban residential                      Zoning:                      R2 (Detached dwelling 2nd density)                  HCD:                      Plaques:</p>
<b>PHOTOGRAPH</b>	
<b>KEY MAP</b>	<p> </p>



**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
<b>HISTORICAL TOTAL</b>					<b>52/100</b>
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
<b>ARCHITECTURAL TOTAL</b>					<b>69/100</b>
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
<b>ENVIRONMENTAL TOTAL</b>					<b>61/100</b>

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>
<b>TOTAL SCORE</b>	<input type="text"/>	<input type="text" value="62"/>

GROUP 1 = 70-100

GROUP 2 = 45-69

GROUP 3 = 44 or less

**Heritage Advisory Committee Meeting Agenda  
Monday, March 7, 2016**

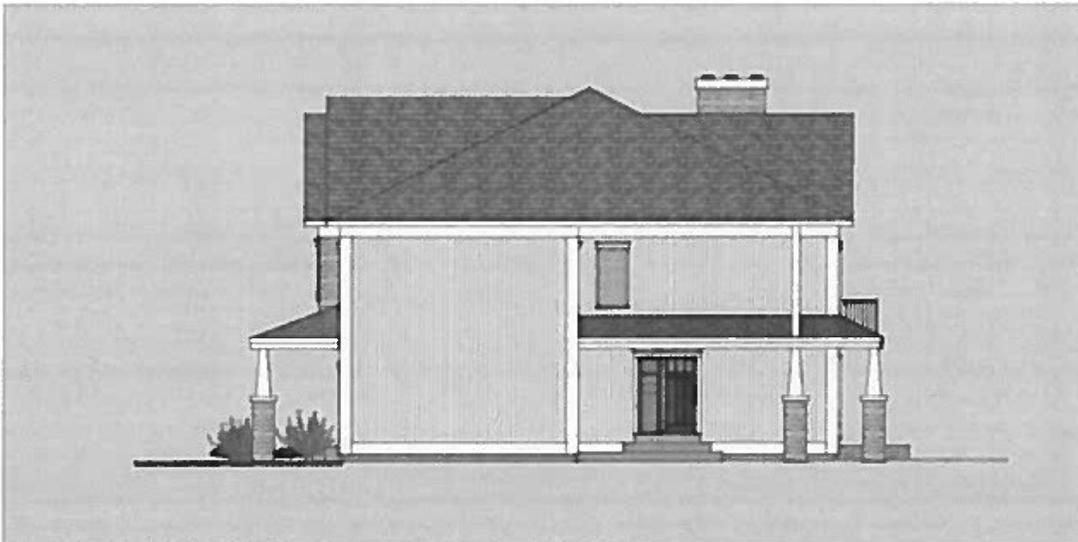
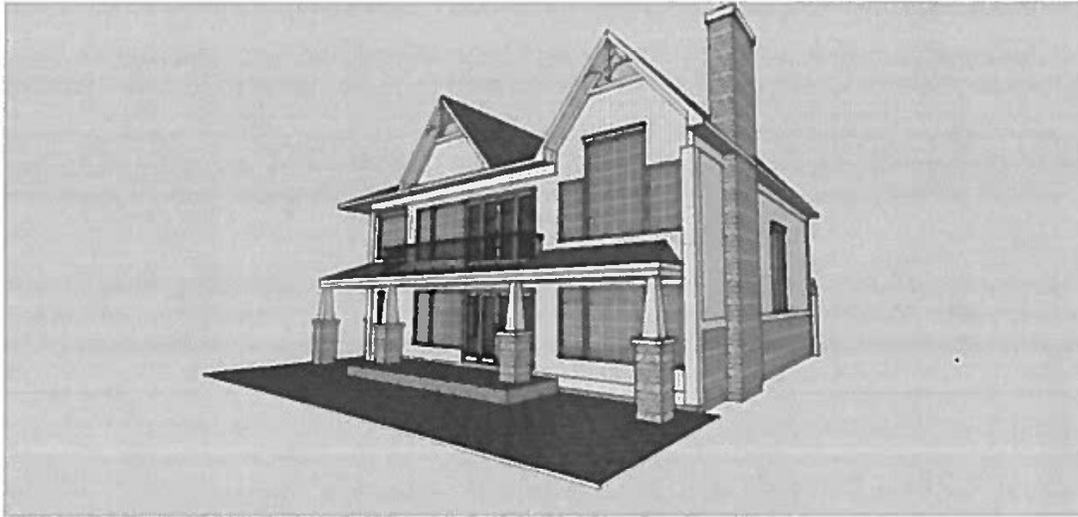
**Item 1 Page - 13**  
Attachment 4

Outlook.com Print Message



Outlook.com Print Message

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## **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.<sup>1</sup> 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.<sup>2</sup> 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.<sup>3</sup> Today the front part of the original dwelling is still discernible within the now much larger structure.



41 Metcalfe Street in December 2015

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<sup>1</sup> 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.

<sup>2</sup> See attached notes from assessment rolls for Village or Town of Aurora.

<sup>3</sup> 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.<sup>4</sup> 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.<sup>5</sup> 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

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

<sup>5</sup> 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.<sup>6</sup> 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.<sup>7</sup>

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.

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

<sup>7</sup> "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).<sup>8</sup> 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).<sup>9</sup> 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

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

<sup>9</sup> "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	Ansall 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

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

41 Metcalfe  
assessment

9

**Attachment 2  
(Item 1, March 7, 2016)**



**QUAILE ENGINEERING LTD.**

38 Parkside Dr., Unit 7  
Newmarket, ON  
L3Y 8J9

Tel: 905-853-8547  
Toll Free: 1-877-364-5209  
Email: quaille.eng@rogers.com

February 24, 2016

Mr. Adam Marshall  
41 Metcalfe Street  
Aurora, Ontario  
L4G 1E5

**Re: Foundation Inspection**

Dear Adam:

Further to your request, the writer visited the site on February 11 and 24 in order to inspect the condition of the original foundation of the house. Following are our observations:

1. The original foundation is rubble-stone with a timber sill beam on top, which occupies the front section of the house closest to Metcalfe Street.
2. The north-west corner of the foundation has failed as the stones have fallen away from the wall (see Photo 1).
3. The west wall of the foundation is also failing as the old mortar between stones has deteriorated and is eroding away (see Photo 2 and 3). Some of the stones have fallen away from the wall at the south-west corner (see Photo 4).
4. The timber sill beam is seriously decayed along the north and west walls as shown in Photos 1 and 5. It has also been attacked by carpenter ants since there are wood shavings (sawdust-like material) around the beam both inside and outside the house. The shavings are ejected from the wood when the ants create their nest.
5. The carpenter ants have attacked the walls above the deteriorated sill beam since wood shavings and ant galleries are visible when the siding is pulled back (see Photo 6).

Based on these observations we conclude that the foundation is seriously deteriorated and failing. The timber sill beam above the foundation is seriously decayed and has been attacked by carpenter ants. The ants have also made their way into the walls above the sill beam. Therefore, we recommend that the foundation, sill beam and walls be removed and rebuilt.



**QUAILE ENGINEERING LTD.**

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I trust this is the information you require.

Yours truly,

Stephen Boyd, P.Eng.





Photo 1. Failed foundation and deteriorated sill beam at north-west corner.



Photo 2. Deterioration of mortar along the west driveway.



Photo 3. Deterioration of mortar along the west driveway.



Photo 4. Loose foundation stones along the west side.



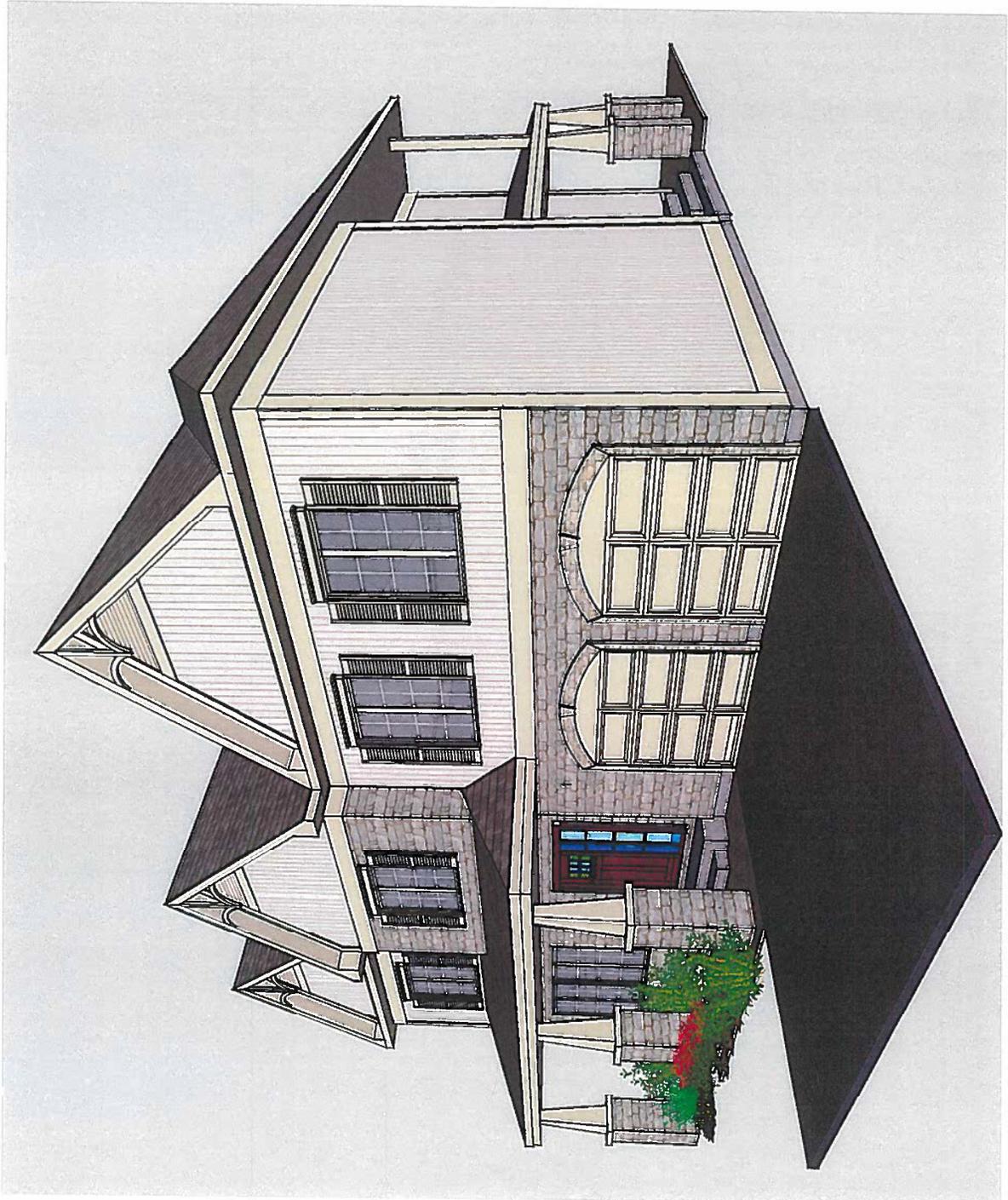
Photo 5. Deteriorated sill beam along the west foundation wall.

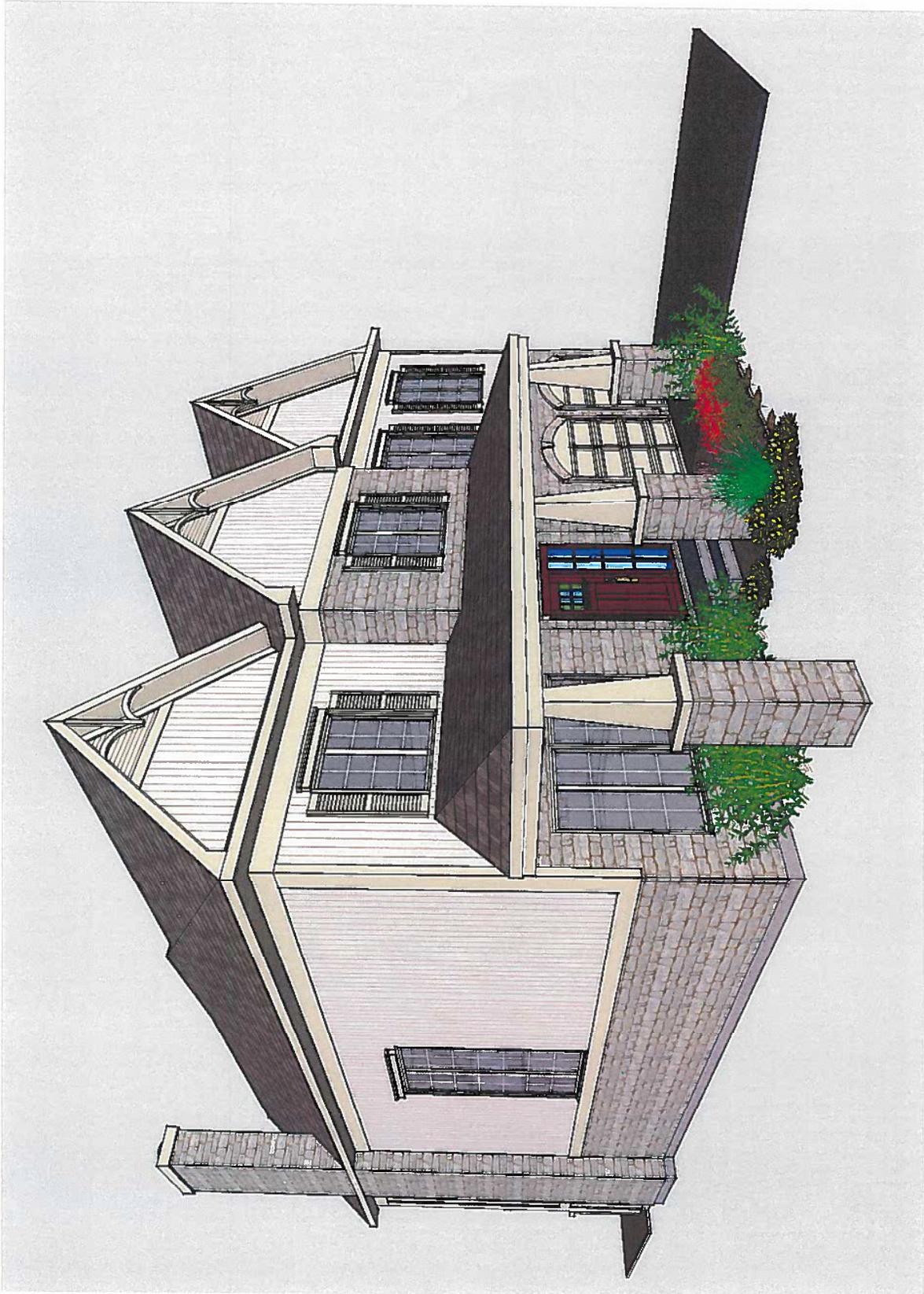


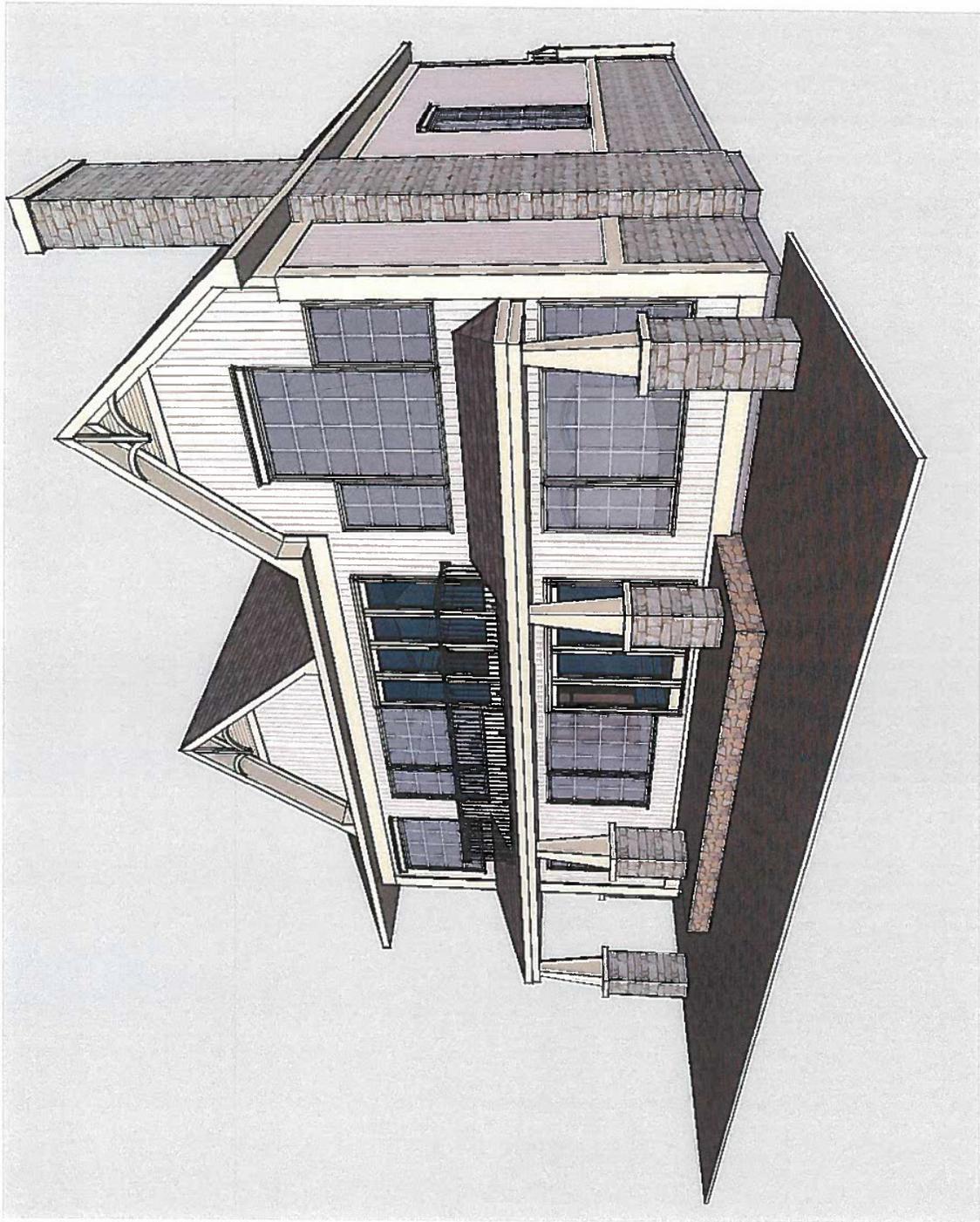
**Photo 6. Evidence of carpenter ant activity in the walls above the sill beam (wood shavings and ant galleries).**

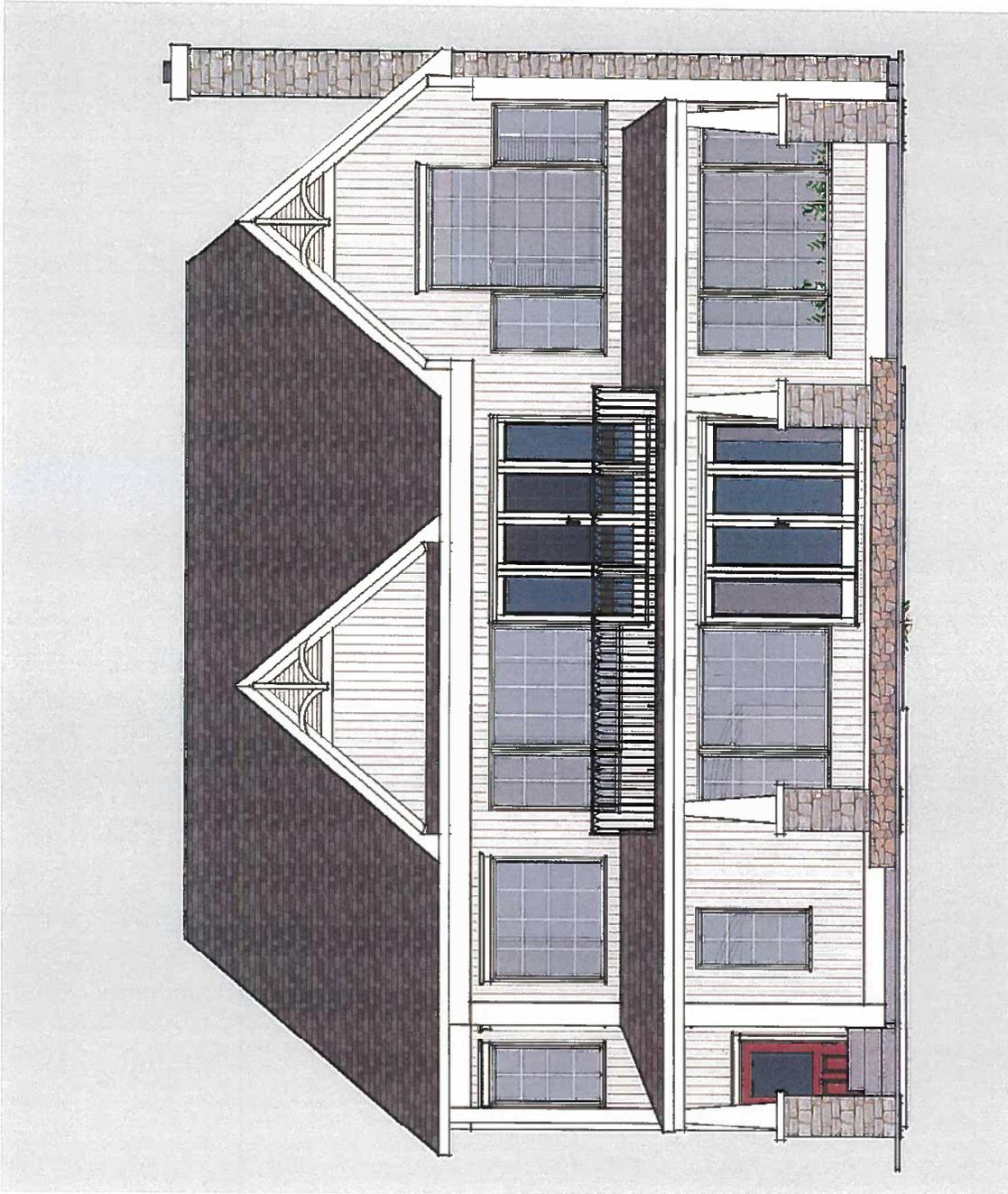
**Attachment 3  
(Item 1, March 7, 2016)**

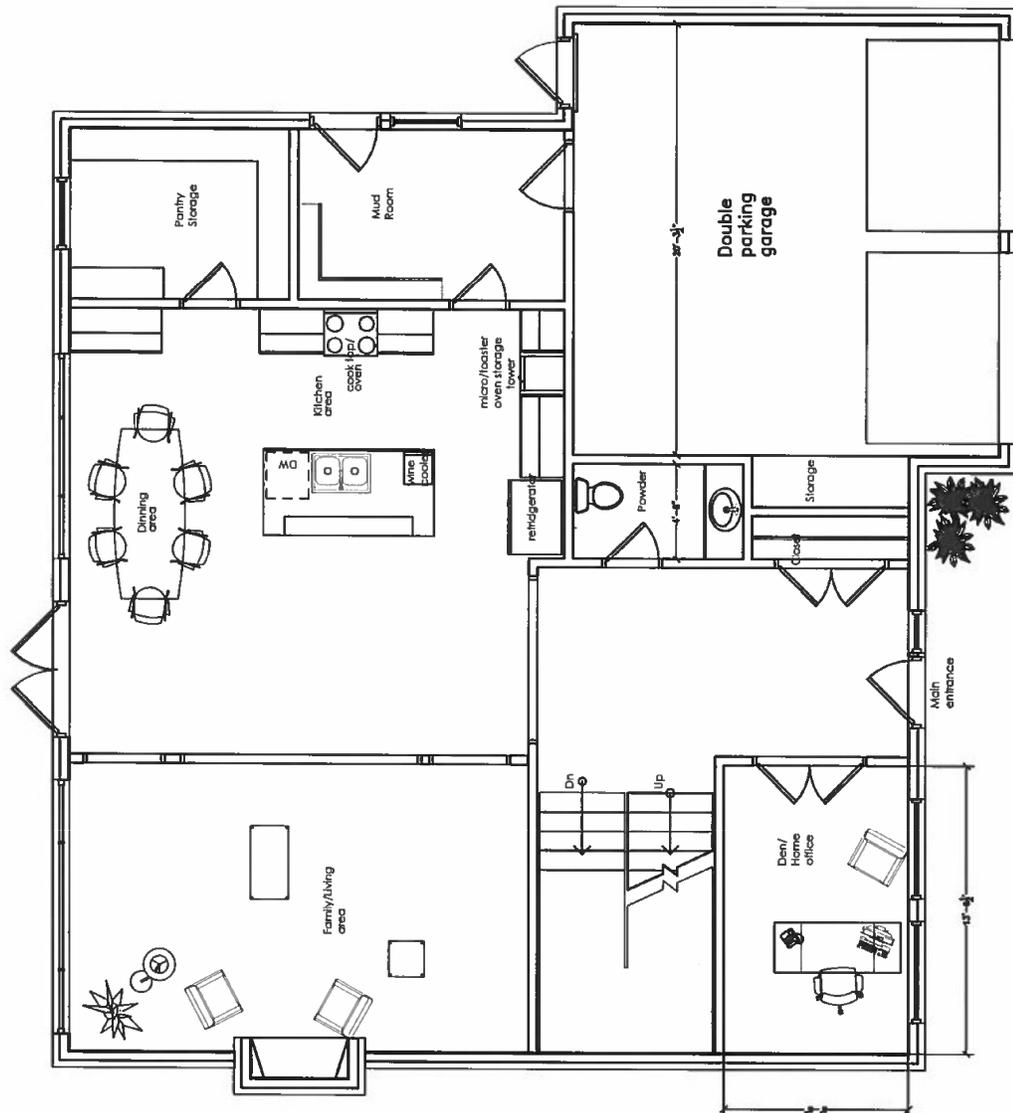


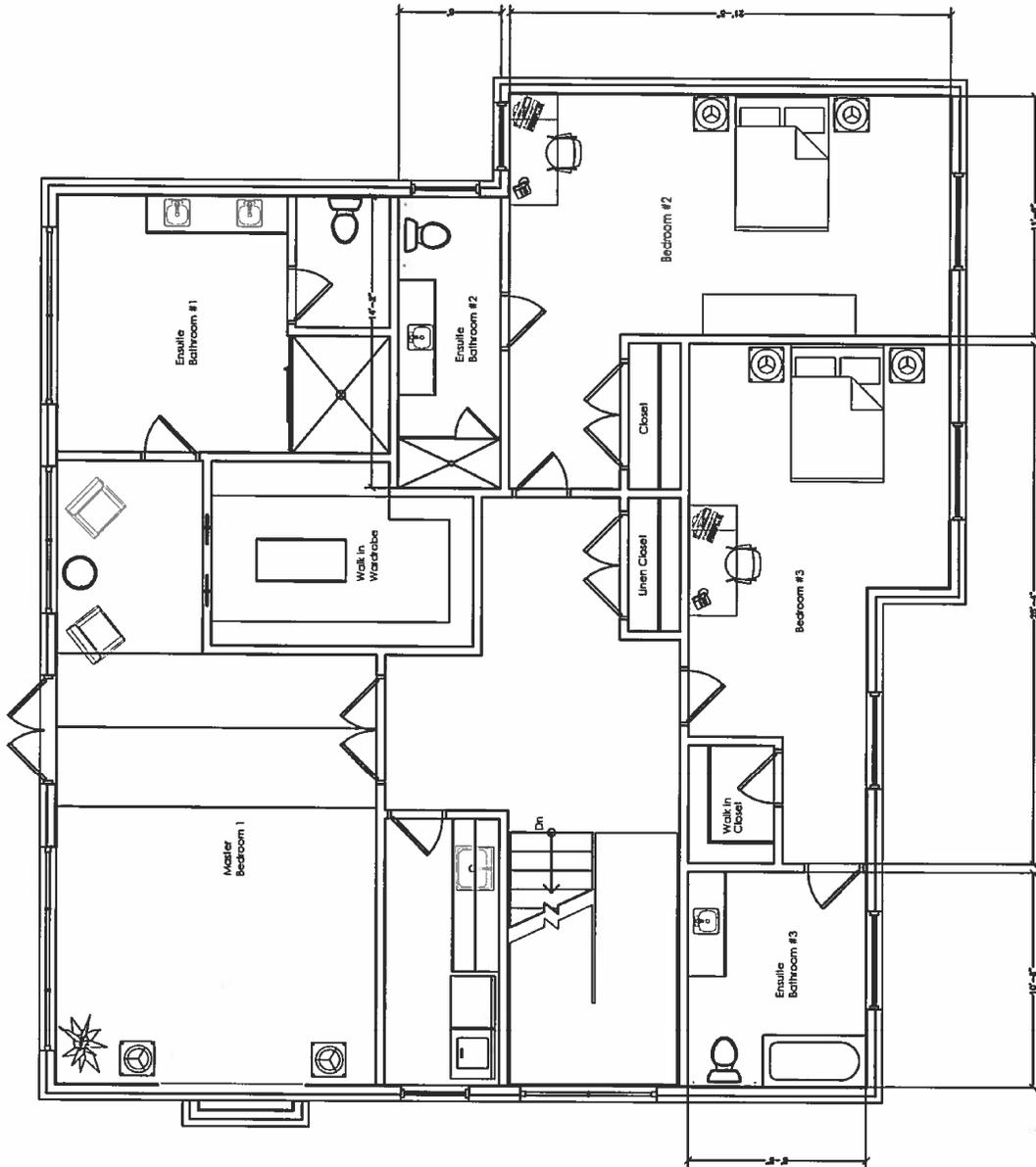


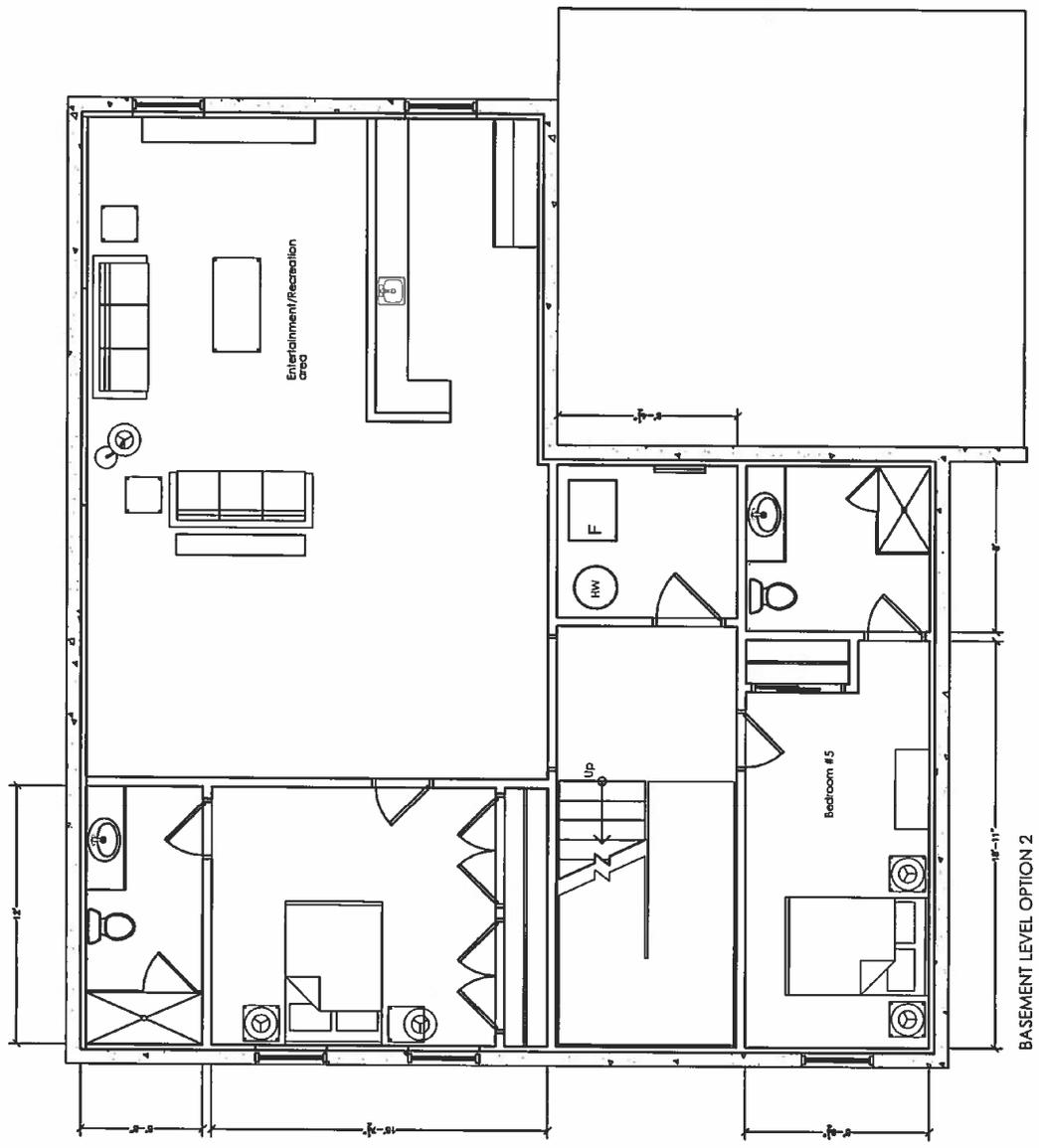


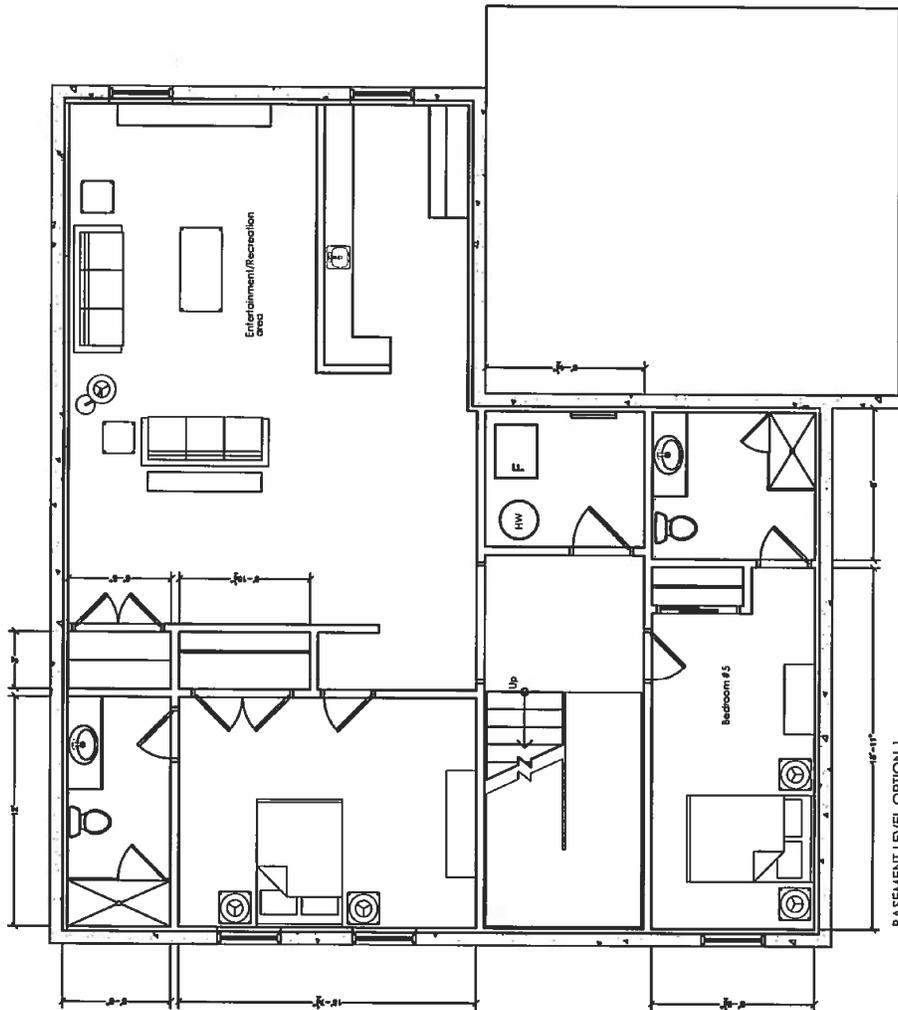












RECEIVED  
MAR 04 2016  
PLANNING & DEVELOPMENT SERVICES  
TOWN OF STURDIA

**Attachment 4  
(Item 1, March 7, 2016)**

Dear Elected Councilors,

My life savings have been invested in my home which I have lived in for 20 years and we are now in a serious predicament that requires attention.

The minutes provided by the Heritage committee recommend to council:

*That the application to remove 41 Metcalfe Street from the Aurora Register of Properties of Cultural Heritage Value of Interest be refused.*

Attached please find a report from Quail Engineering. The inspection concludes that the foundation has seriously failed. The mortar has turned to sand, the stones have come loose and there is an infestation of carpenter ants along the beams, sills and walls of the home.

There is no reasonable way to repair this without undue financial strain, and it is my utmost concern that we be able to provide a safe home for our family, which includes 4 children.

On December 3<sup>rd</sup> I submitted an Application to remove the property currently noted as "listed" from the Register of properties of cultural Heritage Value or interest. It has been pending now for 89 Days.

It is our intention to build a new home for our family and continue to reside on the property that I have owned and lived at since 1996.

The proposed home has been well designed with similar massing characteristics of other homes on Metcalfe and the adjacent streets throughout the neighbourhood. The impact of the proposed home and streetscape has been taken into much consideration when designed. The proposed dwelling has been designed to respect all the by-laws, front yard setbacks and adjacent properties.

There are a broad range of housing sizes, configurations and styles in the area. There are numerous examples of new homes, original homes, and altered homes both large and small of varying architectural styles coexisting comfortably.

Respectively we have enlisted the services of Joan Burt who is an architect and member of the Ontario Association of Architects and The Canadian Association of Heritage Professionals to ensure that we are keeping the new construction of our home in line with the masses in our unique community, and our designer Odette Legere of Into Designs.

As such we ask that a permit to demolish the existing home be issued so that we can mitigate the current stress of the foundation and the financial implications.

A home Evaluation was completed on Jan.14/2016 and presented to citizen members and appointed council of the committee on February 8<sup>th</sup>, 2016.

The Heritage Building Evaluation considers the historical, architectural and environmental aspects of the property.

I do believe that some of the rankings are over exaggerated, however it would be fair to say that in truth the home is a more in line with a group 3, possibly low group 2 ranking.

(note : Several "Group 2" listed homes have also been removed from the register and rebuilt, including, 12 Ransom, 81 Catherine, 92 Tyler and 61 through to 83 Metcalfe Street)

I believe that the evaluation strayed to current aesthetics which I have adorned with window boxes, shutters, cedar porch and board and baton. A member of the HAC commented "cute". Cute does not merit Historical or Architectural interest.

Based on the clear principles of The Evaluation of Historic Buildings Guide, 41 Metcalfe is more in line Group 3 at a score of 43

- *Moderately significant, worthy of documentation.*

Accordingly,

As per the criteria set out in **Regulation 9/06 of the Ontario Heritage Act** and the above information provided are why the property is not worthy of being "Listed" (non-designated) Properties status.

1. *Does the property meet the criteria for heritage designations under the Ontario Regulation 9/06 Ontario Heritage Act?*

The property is "Listed" in the Town of Aurora Register of Properties, however the building has not been designated. The original house and existing house does not meet the criteria set out in Regulation 9/06, Ontario Heritage Act.

2. *If the subject property does not meet the criteria for heritage designation then It must be clearly stated why it does not.*

The home is not known to represent significance related to theme, event, belief, person, activity, organization or institution in the community. It is not known to possess any characteristics that contribute to an enhanced understanding of the community or local culture. It is not known to represent the work of any architect, artist, builder, designer or theorist in the community. The property does not have contextual value as far as its support of the character of the area. There is no link to its physical functional, visual or historic surroundings.

3. *Regardless of the failure to meet criteria for heritage designation, does the property warrant conservation as per the definition in the Provincial Policy Statement?*

The property has been "Listed" as a property of Interest in the Town of Aurora Register and does not warrant conservation per the Provincial Policy Statement or the Ontario Regulation 9/06 Ontario Heritage Act.



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**Town of Aurora**  
**Planning & Development Services**

## **MEMORANDUM**

**DATE:** March 7, 2016  
**TO:** Heritage Advisory Committee  
**FROM:** Jeff Healey, Planner  
**CC:** Marco Ramunno, Director of Planning & Development Services  
**RE:** Selection of New Members to the Heritage Evaluation Working Group

### **RECOMMENDATIONS**

***THAT the memorandum regarding Selection of New Members to the Heritage Evaluation Working Group be received; and***

***THAT the Heritage Advisory Committee select three (3) members to the Heritage Evaluation Working Group.***

### **BACKGROUND**

On June 21, 2011, Council endorsed the Heritage Advisory Committee recommendation to establish a Heritage Evaluation Working Group. As of 2015, the Heritage Evaluation Working Group comprised of Mr. John McIntyre, Mr. Bob McRoberts, and Planning Staff.

Regrettably, Mr. John McIntyre resigned from the Heritage Advisory Committee and new Committee Members are needed to replace him at the Heritage Evaluation Working Group.

The Heritage Evaluation Working Group role is to evaluate heritage structures to determine their heritage value or interest. When the Heritage Evaluation Working Group was established in 2011, it comprised of four members of the Heritage Advisory Committee, and staff. The addition of three new members will regain the original size of the Heritage Evaluation Working Group.

The Town of Aurora evaluation system was adopted by Council on September 13, 2005. This system is an objective method of determining the relative value of heritage resources and a tool for the implementation of the criteria set under the Ontario Regulation 9/06, and is used by the Heritage Evaluation Working Group to determine heritage value or significance.

Under the *Ontario Heritage Act*, Municipal Council may, by by-law, designate heritage resources pursuant to Section 29 of the *Ontario Heritage Act* to be of cultural heritage value or interest if the property meets one or more of the prescribed criteria set forth in Ontario Regulation 9/06. Pursuant to the same Section, Municipal Council must consult with its heritage committee, if one is established, before giving notice of intention to designate a property under Part IV of the Act.



**TOWN OF AURORA**

**HERITAGE ADVISORY COMMITTEE REPORT No. HAC16-002**

---

**SUBJECT:** *14378 Yonge Street, Pet Cemetery*  
**Update on Status of Future Heritage Designation**

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

**DATE:** *March 7, 2016*

---

**RECOMMENDATIONS**

*THAT report HAC16-002 be received for information.*

**PURPOSE OF THE REPORT**

The purpose of this report is to provide the Heritage Advisory Committee with an update related to the future conservation of the Pet Cemetery located at 14378 Yonge Street.

**BACKGROUND**

The Heritage Advisory Committee requested a work plan regarding the future designation of the Aurora Pet Cemetery located at 14378 Yonge Street, on February 8, 2016 be brought forward to the meeting of March 7, 2016. A previous status update was submitted to the Heritage Advisory Committee regarding the Pet Cemetery located at 14378 Yonge Street on December 9, 2013.

**Brief History of the Pet Cemetery, and Blochin Family**

According to research conducted by Jacqueline Stuart, the property is associated with Russian Army officer Victor P. Blochin, who was taken prisoner in WWI. When he was released he recuperated in Scotland and took care of a West Highland Terrier. Victor emigrated to Canada with the Terrier in the 1920s and purchased land on the west side of Yonge Street in Aurora. He designed and built a stone house with Scottish architectural influences and began raising West Highland Terriers. In 1929 Victor Blochin married Anne Elizabeth Wilson, who became the founding editor of *Chatelaine* magazine by the age of twenty-six. The farm was the home of Bencruachan Kennels, which included the pet cemetery "Happy Woodland". A rustic stone plinth was erected in the pet cemetery with figures of Westies, and a plaque: "Our Dear Pets: they lived happy and died beloved—Anne Elizabeth and Victor Blochin, 1933." The kennels closed in the 1970s and the property was sold to the owners of Kennel Inn.

**March 7, 2016**

**- 2 -**

**Report No. HAC16-002**

### **Ontario Regulation 9/06**

A Heritage Impact Assessment for the subject property found that the Pet Cemetery is a significant heritage resource and meets the following evaluation criteria under Ontario Regulation 9/06, which is the legislated method for determining cultural heritage value as per the *Ontario Heritage Act*:

1. Design or physical value:
  - The Pet Cemetery is an early example of an unusual type of landscape.
2. Historical or associative value:
  - The Pet Cemetery is associated with the Blochins who were prominent in the local and larger community; and
  - The Pet Cemetery has the potential to yield information about the change in societal attitudes towards animals.
3. Has contextual values, because the structure is:
  - The Pet Cemetery is visually and functionally linked to the development of the area.

### **Draft Plan of Subdivision**

The Pet Cemetery designation is related to a Plan of Subdivision for the surrounding lands. The purpose of the Plan of Subdivision is to create 16 blocks for Cluster Residential, Environmental Protection, Institutional, Yonge Street Trail, Lands to be Retained, and Future Access block. The Draft Plan of Subdivision was approved by Council on July 16, 2013. As previously reported, the Pet Cemetery will be zoned Environmental Protection Area.

The owner has committed into entering an Easement Agreement, having regard for adjacent recreational use trails. These conditions were approved as per draft plan conditions by Council on July 16, 2013. A Subdivision Agreement will be required to formally establish the trail network to the Pet Cemetery.

### **Lot Severance**

As previously reported, the Pet Cemetery lands were transferred to the Town on November 11, 2014. A legal description for the subject lands has been obtained, which is required to describe a property to be Designated under the *Ontario Heritage Act*.

**March 7, 2016**

**- 3 -**

**Report No. HAC16-002**

## **COMMENTS**

### **Cemetery Inventory**

As indicated in the Memorandum to the Heritage Advisory Committee, dated February 8 2016, an inventory of the gravestones within the Pet Cemetery is required. The inventory will assist in understanding when the Pet Cemetery was first established. The inventory will occur during the Spring or Summer 2016. .

### **Designation under Part IV of the *Ontario Heritage Act***

Preservation and conservation is done by way of a heritage designation By-law which is registered on the property title. This allows for a Statement of Significance to be included in the By-law which notes the historical/associative significance, contextual significance, and design/physical significance. The By-law would also list physical attributes to be designated. The *Ontario Heritage Act* requires that any changes to the property which may affect the reasons for which it is designated require a Heritage Permit, which is processed through Council after consultation with the Heritage Advisory Committee. This ensures that Council has the legislations set in place to give them the authority to have regard for the cultural heritage values of these resources.

Upon completion of the Inventory, staff will prepare a heritage brief for the subject lands, which will be presented to the Heritage Advisory Committee for review and consideration. Upon review and approval by Council, staff will begin the intent to designate process for the Pet Cemetery.

### **Designation as a National Historic Site**

Once Council has designated the property under the Ontario Heritage Act, staff will review the guidelines and criterion as identified by the Historic Sites and Monuments Board of Canada to determine whether the Pet Cemetery is a candidate for designation as a National Historic Site. Designation of a National Historic Site reviewed and approved by The Historic Sites and Monuments Board of Canada, a division of Parks Canada. The review timeline for a successful Designation by the Board is approximately two (2) years to complete.

### **Trail Concept Plan**

As previously mentioned in this report, owner has committed to entering into an Easement Agreement, to allow for recreational use trails through the Draft Plan of Subdivision. As shown in Attachment 2, a concept trail design has been prepared by the owners for the surrounding Draft Plan of Subdivision. Access to the trail system will be from Yonge Street at the south-east corner of the subject lands. Planning Staff have contacted Brookfield Development in regard to the provision of parking spaces at the trailhead area at Yonge Street to serve the Pet Cemetery. Discussions are ongoing with

**March 7, 2016**

**- 4 -**

**Report No. HAC16-002**

the objective of having parking spaces constructed at the time of the residential lands being developed. Parks and Recreation Services will provide a timeframe for the construction of trails within the future residential development.

### **LINK TO STRATEGIC PLAN**

The conservation of built 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**

Heritage Advisory Committee Memorandum dated April 8, 2013;  
Heritage Advisory Committee Memorandum dated October 7, 2013;  
Heritage Advisory Committee Report No. HAC13-035, dated December 9, 2013;  
Heritage Advisory Committee Memorandum dated March 17, 2014; and,  
Heritage Advisory Committee Memorandum dated February 8, 2016.

### **CONCLUSIONS**

It is recommended that the Heritage Advisory Committee receive report No.HAC16-002 for information.

### **ATTACHMENTS**

Attachment 1 – Location Map – Pet Cemetery  
Attachment 2 – Trail Layout/ Concept Plan – Coutts Plan of Subdivision

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**Director of Planning & Development Services**

