



**HERITAGE
ADVISORY COMMITTEE
MEETING AGENDA**

MONDAY, JULY 11, 2016

7 P.M.

**HOLLAND ROOM
AURORA TOWN HALL**



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

DATE: Monday, July 11, 2016

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

1. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

2. APPROVAL OF THE AGENDA

RECOMMENDED:

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

3. RECEIPT OF THE MINUTES

Heritage Advisory Committee Meeting Minutes of June 13, 2016 pg. 1

RECOMMENDED:

THAT the Heritage Advisory Committee meeting minutes of June 13, 2016, be received for information.

4. DELEGATIONS

5. MATTERS FOR CONSIDERATION

- 1. HAC16-006 – Request to Designate under Part IV of the** pg. 7
Ontario Heritage Act
220 Old Yonge Street, “The Parteger House”

RECOMMENDED:

THAT Report No. HAC16-006 be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT the House located at 220 Old Yonge Street be designated under Part IV of the *Ontario Heritage Act* as a property of cultural heritage value or interest; and

THAT the Town Clerk be authorized to publish and serve Council's Notice of Intention to Designate as per requirements of the Act; and

THAT the designation by-law be brought before Council for passing if no objections were received within the thirty (30) day objection period as per requirements of the Act; and

THAT the owners of 220 Old Yonge Street be thanked for their support of the designation of the subject heritage property.

2. Memorandum from Planner pg. 28
Re: Request for Feedback – The Red House, 16003 Yonge Street

RECOMMENDED:

THAT the memorandum regarding Request for Feedback – The Red House, 16003 Yonge Street, be received; and

THAT the Heritage Advisory Committee provide feedback to the Owners of 16003 Yonge Street.

6. INFORMATIONAL ITEMS

3. HAC16-007 – Conservation and Watering Practices for pg. 29
Established “Heritage” Trees

RECOMMENDED:

THAT Report No. HAC16-007 be received for information.

4. **HAC16-008 – Offences and Restoration Costs of the
*Ontario Heritage Act*** pg. 37

RECOMMENDED:

THAT Report No. HAC16-008 be received for information.

5. **Memorandum from Planner** pg. 40
Re: The Allen Brown House, 158 Carisbrooke Circle

RECOMMENDED:

THAT the memorandum regarding The Allen Brown House, 158 Carisbrooke Circle, be received for information.

6. **Memorandum from Planner** pg. 41
Re: Cultural Precinct Plan Update

RECOMMENDED:

THAT the memorandum regarding Cultural Precinct Plan Update be received for information.

7. **Memorandum from Planner** pg. 42
Re: Aurora Public School – York Culture Magazine

RECOMMENDED:

THAT the memorandum regarding Aurora Public School – York Culture Magazine be received for information.

8. **Extract from Council Meeting of June 28, 2016** pg. 45
**Re: Heritage Advisory Committee Meeting Minutes of
June 13, 2016**

RECOMMENDED:

THAT the Extract from Council Meeting of June 28, 2016, regarding the Heritage Advisory Committee meeting minutes of June 13, 2016, be received for information.

7. NEW BUSINESS

8. ADJOURNMENT



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

Date: Monday, June 13, 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: Carol Gravelle

Other Attendees: Councillor Tom Mrakas, 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 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 Bob McRoberts
Seconded by James Hoyes**

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

- Delegation (a) Mark Hall and Ray Kurkjian, Representing the Applicant
Re: Allen Brown Heritage Home

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- Delegation (b) Nick Racanelli and Frank Abbagnivio, Applicants
Re: Item 1 – HAC16-004 – Heritage Permit Application
24 Catherine Avenue, File: NE-HCD-HPA-16-03

CARRIED

3. RECEIPT OF THE MINUTES

Heritage Advisory Committee Meeting Minutes of April 11, 2016

**Moved by John Kazilis
Seconded by Barry Bridgeford**

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

CARRIED

4. DELEGATIONS

- (a) Mark Hall and Ray Kurkjian, Representing the Applicant
Re: Allen Brown Heritage Home
(Added Item)**

Mr. Hall and Mr. Kurkjian presented an overview of the Allen Brown Heritage Home, which was relocated in 2012 next to David English Park where it was placed on a new foundation. They expressed concerns regarding the structural integrity of the dwelling and evidence of mold and asbestos. Mr. Hall and Mr. Kurkjian requested that the existing dwelling be demolished and replicated in the reconstruction.

**Moved by Martin Paivio
Seconded by Barry Bridgeford**

THAT the comments of the delegation be received and referred to New Business.

CARRIED

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- (b) Nick Racanelli and Frank Abbagnivio, Applicants**
Re: Item 1 – HAC16-004 – Heritage Permit Application,
24 Catherine Avenue, File: NE-HCD-HPA-16-03
(Added Item)

Mr. Racanelli and Mr. Abbagnivio provided an overview of the proposed construction of a new accessory structure in the form of a three-bay garage at the rear of the property, and noted that no trees would be affected.

Moved by John Kazilis
Seconded by Councillor Gaertner

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

CARRIED

5. MATTERS FOR CONSIDERATION

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

Staff provided a brief history of the property and confirmed that the accessory structure would serve as a garage. Staff noted that the proposed materials are consistent with the surrounding neighbourhood.

The Committee made various inquiries and staff advised that both properties on either side of 24 Catherine Avenue currently each possess a detached garage.

Moved by Councillor Gaertner
Seconded by Martin Paivio

THAT Report No. HAC16-004 be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT Heritage Permit Application NE-HCD-HPA-15-03 be approved to permit the construction of a 117m² 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.

CARRIED

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

Staff provided a brief history of the property and indicated that the original dwelling has incurred significant modifications to the main structure and façade.

The Committee made various inquiries and staff advised that the owners had indicated that all trees on the property would be maintained.

**Moved by Bob McRoberts
Seconded by Barry Bridgeford**

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; and

THAT the proposed elevations are subject to approval of Planning Staff to ensure the proposed new dwelling will maintain the heritage character of the area; **and**

THAT prior to demolition, staff be requested to visit the property and identify any salvageable items that could be donated to Aurora's Architectural Salvage Program.

CARRIED AS AMENDED

6. INFORMATIONAL ITEMS

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

**Moved by John Kazilis
Seconded by Barry Bridgeford**

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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.

CARRIED

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

**Moved by Bob McRoberts
Seconded by Barry Bridgeford**

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.

CARRIED

7. NEW BUSINESS

Staff reviewed the delegation information provided by Mark Hall and Ray Kurkjian regarding the request to demolish the existing dwelling and replicate the original structure of the Allen Brown Heritage Home.

The Committee deferred any decision regarding the Allen Brown Heritage Home until a report is provided containing background information of the property, structural conditions, and proposed demolition and reconstruction plans.

**New Business Motion No. 1
Moved by Martin Paivio
Seconded by Barry Bridgeford**

THAT the Heritage Advisory Committee recommend to Council:

THAT staff be directed to report back to the next regular Heritage Advisory Committee meeting regarding the Allen Brown Heritage Home.

CARRIED

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The Committee indicated that the building located on 45 Mosley Street has been demolished, although only the demolition and reconstruction of the second storey had been approved. The Committee expressed concern regarding the lack of consequences for an owner that has not adhered to the decisions recommended by the Committee and ratified by Council. Staff indicated that they would investigate the feasibility of imposing fines or fees and report back to the Committee.

The Committee made inquiries regarding Doors Open Aurora. Staff noted that there are new walking tours planned for the event, and new sites including the Patrick House. Staff extended an invitation to members to volunteer on the day of the event, or forward any additional sites to staff for consideration.

The Committee expressed concern regarding heritage trees that are located on private properties and requested staff to investigate what other municipalities are doing to assist owners in properly maintaining these trees.

**New Business Motion No. 2
Moved by Councillor Gaertner
Seconded by Martin Paivio**

THAT the Heritage Advisory Committee recommend to Council:

THAT staff be directed to investigate and report back to the Committee regarding methods by which the Town could help home owners to properly maintain heritage trees on their property.

CARRIED

The Committee expressed interest in reviewing and providing input into the Cultural Precinct project.

8. ADJOURNMENT

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

THAT the meeting be adjourned at 8:40 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. HAC16-006

SUBJECT: *Request to Designate under Part IV of the Ontario Heritage Act
220 Old Yonge Street "The Parteger House"*

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

DATE: *July 11, 2016*

RECOMMENDATIONS

THAT Report No. HAC16-006 be received; and

THAT the Heritage Advisory Committee recommend to Council:

THAT the House located at 220 Old Yonge Street be designated under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest; and

THAT the Town Clerk be authorized to publish and serve Council's Notice of Intention to Designate as per requirements of the Act; and

THAT the designation by-law be brought before Council for passing if no objections were received within the thirty (30) day objection period as per requirements of the Act; and

THAT the owners of 220 Old Yonge Street be thanked for their support of the designation of the subject heritage property.

PURPOSE OF THE REPORT

The purpose of this report is to provide the Heritage Advisory Committee with all background materials so it can recommend to Council that the house located at 220 Old Yonge Street be designated as a property of cultural heritage value or interest under Section 29 (Part IV) of the *Ontario Heritage Act* for its cultural heritage value and interest.

BACKGROUND

The owners of the property located at 220 Old Yonge Street submitted an Application to request that the subject property be Designated under Part IV of the *Ontario Heritage Act* on May 18, 2016.

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Location

The subject property is located on the east side of Old Yonge Street between St. John's Sideroad and Twelve Oaks Drive (see Attachment 1). The property is currently listed and non-designated on the Aurora Register of Properties of Cultural Heritage Value or Interest and can be described as a 2 storey Ontario House.

Existing Policy Context

Ontario Heritage Act

The *Ontario Heritage Act* provides municipalities the ability to protect significant Cultural Heritage Resources within its jurisdiction. Conservation measures under the *Ontario Heritage Act* are outlined in Section 33 of the *Act*.

33. (1) No owner of property designated under section 29 shall alter the property or permit the alteration of the property if the alteration is likely to affect the property's heritage attributes, as set out in the description of the property's heritage attributes that was required to be served and registered under subsection 29 (6) or (14), as the case may be, unless the owner applies to the council of the municipality in which the property is situate and receives consent in writing to the alteration

Municipal processes within the Town of Aurora require the owner to submit a Heritage Permit application should a request to alter the property under Section 33 of the *Ontario Heritage Act* be requested by the owner. Approval of a Heritage Permit is provided either by Council or through staff (via delegation By-law 5365-11).

Provincial Policy Statement (2014)

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest. The PPS identifies that significant built heritage resources and significant cultural heritage landscapes shall be conserved.

York Region Official Plan

The York Region Official Plan requires local municipalities to conserve significant cultural heritage resources and ensure that development and site alteration of adjacent lands to protected heritage properties will conserve the heritage attributes of the protected heritage property.

Official Plan

Section 13 of the Official Plan outlines the policies for conserving Cultural Heritage Resources in the Town of Aurora. The Official Plan states that all significant heritage

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resources shall be designated as being of cultural heritage value or interest in accordance with the *Ontario Heritage Act* to ensure effective protection and their continuing maintenance, conservation and restoration. Evaluation Criteria for assessing the cultural heritage value will include: the aesthetic design or physical value; the historical or associative value; and/or the contextual value of the property. Furthermore, the plan states that heritage resources will be conserved in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada, the Appleton Charter for the Protection and Enhancement of the Built Environment and other recognized heritage protocols and standards.

COMMENTS

Architectural and Historical Value

The Parteger house is a unique example of mid-19th Century rural architecture in Aurora. The farmhouse is a 2 storey brick structure, which is a good example of Ontario House architecture, which includes a number of 20th Century modifications. The original building was constructed circa 1875 by Thomas Parteger, who lived in the home from 1875 until 1892. The original farmhouse comprised of a single side gable roof, with three symmetrical bay windows on the first storey and a single pedimented dormer window at the mid-point of the second storey. The original main entrance was likely located at the northeast corner of the farmhouse.

In 1897, the property was sold to Joseph Cosford, a farmer and grand-son of Thomas Cosford. Joseph Cosford lived with his family in the home until 1936.

By the 1930's, the farmhouse doubled in size. The addition matched the gable roofline and pedimented dormer window style of the original structure. The addition was connected to the original structure with a cross gable join. The front entrance is located immediately behind the original structure on north side of the property. The home continued to serve as a farmhouse until the early 1950's when the land was subdivided.

In 1962, the lot containing the farmhouse was purchased by Metro Toronto. The house was converted into an emergency readiness centre in the event of a nuclear attack on Toronto. An underground bunker was constructed in the south lawn and the basement of the home was retrofitted in order to accommodate for telecommunication lines, evacuation logistics, regional maps and emergency supplies. The property served as the readiness centre until 1976, thereafter being used as a training centre by the Toronto Emergency Task Force. By 1996, the subject lands were sold into private ownership and the property was converted back into a residential dwelling. The bunker and associated underground alterations to the home remains well preserved to this day. Additional historical information for the property can be found in the attached Heritage Brief for the subject property (see Attachment 2).

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An information report was provided to the Heritage Advisory Committee on June 11 2007 featuring the property's history with the emergency readiness centre in the June 2007 edition of CHO News.

Neighbourhood Context

Old Yonge Street between St. John's Sideroad and Twelve Oaks Drive, encompasses a total of seventeen (17) properties and one (1) block townhouse complex. Two (2) properties on this portion of Old Yonge Street are listed on the Aurora Register of Properties of Cultural Heritage Value or Interest. To the west of the subject lands, the Red House -one of the few buildings in Aurora constructed before 1850- is Designated under Part IV of the *Ontario Heritage Act*. The subject lands comprises of the remaining structure found on the Aurora Register of Properties of Cultural Heritage Value or Interest. Most of the remaining single detached dwellings on this portion of Old Yonge Street were constructed between 1990 and present day.

The Parteger House is associated with the nearby Red House and the Willow Farm located west of Yonge Street. These properties formed part of tract of land owned by Thomas Cosford which came to be known a Cosfords Corners, which included homes of prosperous farmers, a sawmill, a blacksmith and a carriage shop.

Heritage Building Evaluation

The purpose of the Heritage Building 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 Working Group met to perform an objective evaluation of the subject property on Wednesday June 22, 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 Evaluation found the subject property to score at Group 1, suggesting that the property is "is of major significance and importance to the Town and worthy of designation under the *Ontario Heritage Act*".

According to the Heritage Evaluation Guide for buildings scored within Group 1:

- The designation of the building pursuant to the *Ontario Heritage Act* will be pursued;
- Every attempt must be made to preserve the building on its original site;

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- Any development application affecting such a building must incorporate the identified building;
- Appropriate alternative uses for the building will be encouraged when necessary to ensure its preservation; and,
- A Letter of Credit will typically be required to ensure the protection and preservation of the building in connection with a redevelopment application.

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 historical/ associative value, which received a perfect score of, 100/100. The design/physical value for the building was rated 67/100. The contextual value for the building was rated 60/100.

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 to Designate the subject property under Part IV of the *Ontario Heritage Act*.

FINANCIAL IMPLICATIONS

None.

PREVIOUS REPORTS

Heritage Advisory Committee Report No. PL07-075 dated June 11, 2007.

CONCLUSIONS

The house located at 220 Old Yonge Street is a significant heritage resource in Aurora and worthy of designation under Part IV of the *Ontario Heritage Act*. The designation of the subject property will help in the preservation of the structure and its significance in Aurora and the Greater Toronto Area in both the 19th and 20th Centuries.

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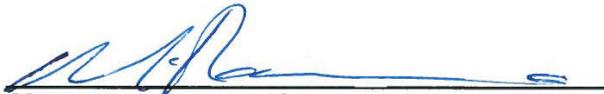
ATTACHMENTS

- Attachment 1 – Location Map
- Attachment 2 – Heritage Designation Brief – 220 Old Yonge Street
- Attachment 3 – Heritage Building Evaluation Group
- Attachment 4 – Heritage Resource Brief (2010)

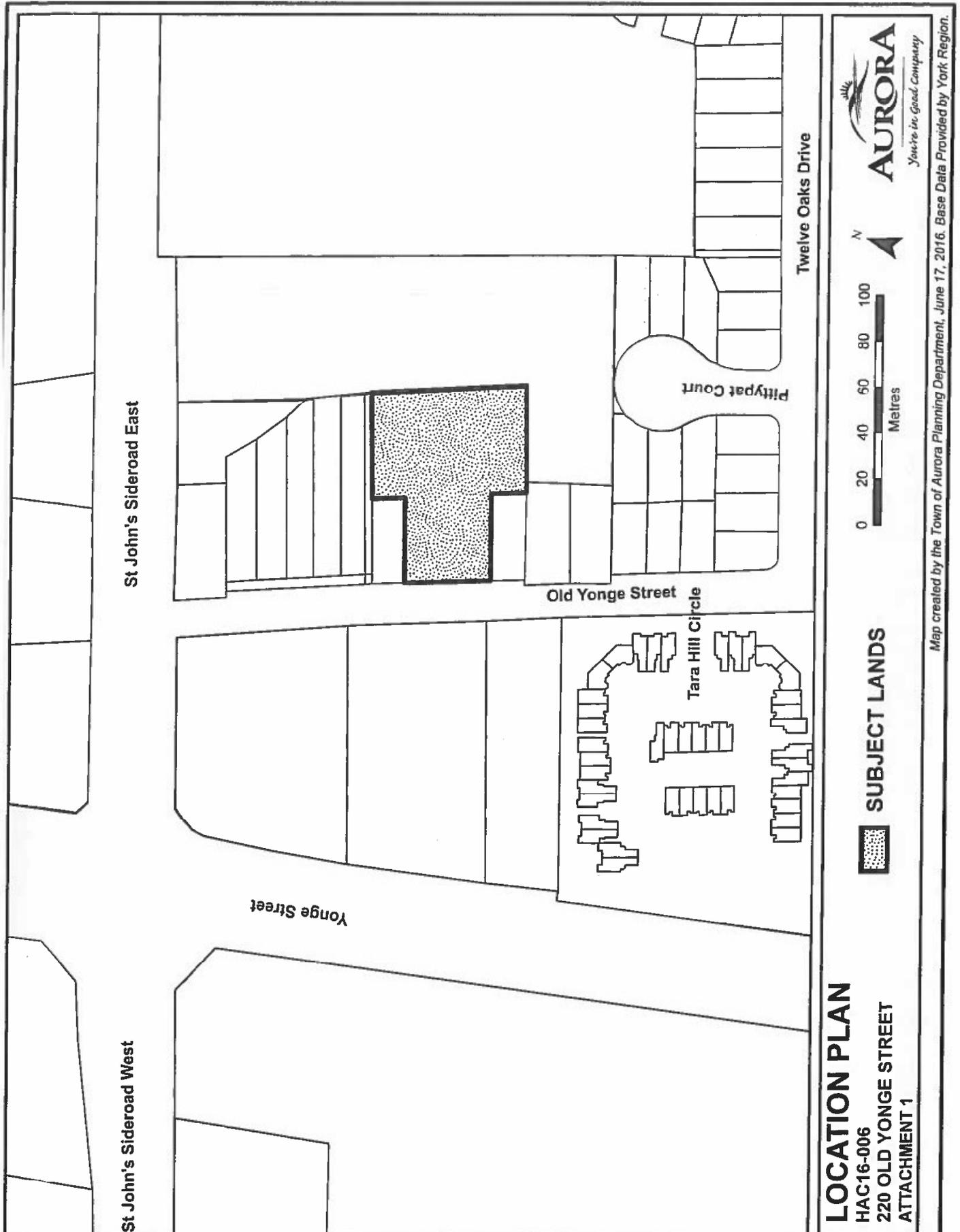
PRE-SUBMISSION REVIEW

None

Prepared by: Jeff Healey, Planner- Ext. 4349



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



Attachment 2

Heritage Designation Brief



The Parteger House

Built Circa. 1875

220 Old Yonge Street

Aurora, ON

June 2016

HERITAGE PROPERTY STATUS SHEET

Street address: 220 Old Yonge Street
Roll number: 1946-000-113-67000-0000
Short Legal description: CON 1E PT LOT 85 RS65R12387 PT OF PART 1
Zoning: Detached Dwelling First Density Residential (R1)
Year built: c. 1875
Current owners: Orianna and Werner Brodbeck
House name: "The Parteger House"
Builder: Thomas Parteger
Owner's concurrence: Yes, owner requested designation
Original use: House
Current use: House
Heritage status: Listed property, Aurora Register of Properties of Cultural Heritage Value or Interest
Reasons for report: Designation request by owner
Heritage Brief Completion Date: June 2016
Prepared by: Jeff Healey, Planner
Historical research: Shawna White, Curator
Submission date: June 22, 2016
Report number & date: HAC16-006, July 11, 2016

Statement of Cultural Heritage Value or Interest

Historical or Associative Value

The house at 220 Old Yonge Street stands on a part of Lot 85, Concession 1, East Side of Yonge, and was originally part of the township of Whitchurch. In 1805 Nathaniel Pearson purchased all 190 acres of Lot 85. His heir, James Pearson, sold acreages in Lots 84 and 85 in 1851¹. One of these acreages was sold to Ashton Fletcher, who in turn sold 46 acres to Thomas Goldsmith in 1861.

In 1873 Thomas Pargeter bought the 46 acre property from Thomas Goldsmith for \$2250. Pargeter, along with his wife Joyce, were listed as tenants on the property in the 1871 census and thus appear to have been living on the property before purchasing it. An examination of the style, materials, and structural openings of the house suggests that it was built after 1873 when Pargeter acquired the site.

In 1892 Thomas Pargeter sold the acreage to Richard Pargeter, but reacquired it 1895, before finally selling it to Joseph Cosford in 1897.

Joseph Cosford held onto the property, which was adjacent to his grandfather's homestead until 1936. In the 1901 Census Joseph Cosford is listed as a farmer². Joseph and his wife Caroline are listed as having four children: Harold (11), Frederick (9), George (5), and Joseph (2). In the 1911 Census Joseph Cosford is listed as a farmer with 3 children living at home: George (15), Douglas (13), and Leah (5)³.

The ownership of the property after it was sold by Joseph Cosford is unknown until the early 1950s. In the 1950s the property was subdivided into five portions. One of these was purchased in 1952 by Jack Caplan, father-in-law of former MPP and MP Elinor Caplan. In 1962 the government of Metropolitan Toronto purchased the house and 1.4 acre site for \$31,250 to use as a bunker and readiness centre in the case of a nuclear attack on Toronto.

The house and basement were strengthened and a 10.6 x 18.3 metre concrete bunker was added on the south side of the main building. The readiness centre was located in

¹ This and most of the following information on ownership of the property come from reference files prepared by the Aurora Historical Society in the 1990s.

² Joseph Cosford household, 1901 Census of Canada, Ontario, Ontario West (district 99), Town of Whitchurch (subdivision 4), page 10.

³ Joseph Cosford household, 1911 Census of Canada, Ontario, York North (district 137), Whitchurch Township (subdistrict 10), page 9.

Aurora as it thought that this would be at a safe distance in case of a direct strike on Toronto. The bunker itself was not designed to survive a nuclear blast, but was equipped with maps and information on food and water supplies, police and fire stations, and a board for keeping track of casualties. It was used for this purpose until 1976, thereafter being used as a training centre by the Toronto Emergency Task Force. The bunker is accessible both from the house and from an emergency exist located directly above the bunker.

In 1992, Metro Toronto Councillor Howard Moscoe led the call for the property to be sold, as it was an “unnecessary relic of the cold war.”⁴ In that same year Metro offered the property to adjacent municipalities and school boards, but did not receive any interest.⁵ The property remained under the ownership of Metro Toronto until 1996 where it was sold to Werner and Orianna Brodbeck⁶. The Brodbecks restored the farmhouse back to a residential dwelling, the bunker and associated access points remains preserved in its original condition⁷.

Architectural Value

The Parteger house is a unique example of mid-19th Century rural architecture in Aurora. The farmhouse is a 2 storey brick structure, which is a good example of Ontario House architecture with a number of modifications during the 20th Century. The overall structure is designed in an Ell-shaped pattern. The roof can be described as a cross gable roof, which connects two separate gable roofs.

The west end of the structure (the front elevation) facing Old Yonge Street is the original portion of the main building. The original portion comprised of a single side gable roof, with three symmetrical bay windows on the first storey and a single pedimented dormer window at the mid-point of the second storey. The original structure was constructed by Thomas Parteger circa 1875.

In the 1930's the farmhouse doubled in size. The addition matched the gable roofline and pedimented dormer window style of the original structure. The addition was connected to the original structure with a cross gable join. The front entrance is located immediately behind the original structure on north side of the property, next to a brick chimney. At this time, a causeway and garage was also constructed at the rear of the

⁴ “Shut down farmhouse bunker Moscoe urges Metro police.” (14 January 1992). *Toronto Star*.

⁵ “Historic Aurora home no ordinary house.” (14 November 2000). *Era-Banner*.

⁶ “History hidden under Aurora farmhouse.” (24 December 2014). *CBC.ca*

⁷ “Aurora’s Diefenbunker” (June, 2007). *CHO news*

1930's rear addition. Connecting the original structure and the new addition was a two storey verandah, which has since been removed. Many period elements installed at this time still remain in the home including the wood floors and an art deco bathtub. The Parteger house was part of a larger farming operation, including a barn and a kennel on the subject lands, which have since been removed.

Upon purchase of the property by Metro Toronto in 1962, a second set of changes occurred aboveground and underground on the property. Immediately to the south of the farmhouse, a 18.3 x 10.6 metre underground bunker was constructed to serve as an operations centre. The bunker and the existing basement contains relics from the cold war including emergency water tanks, communication desks, an illuminated map of Metro Toronto evacuation routes, casualty & ration boards and telecommunication lines. Above ground, a main entranceway to the bunker was added onto the south elevation, an emergency escape port was constructed at the centre point of the bunker a third garage bay was added to the original garage structure.

Contextual Value

The Parteger House is located on the east side of Old Yonge Street, which served as a route for early travelers as the surveyed route for Yonge Street to the west went through swampy ground⁸. Although setback behind new residential development on Old Yonge Street, the farmhouse can be viewed prominently from St. John's Sideroad.

Under the ownership of Metro Toronto, the property was transformed to accommodate the City's Department of Emergency Measures. Wording was prominently inscribed on the north side of the garage facing St. John's Side road, which read: "Dept of Emergency Services Metro Toronto Emergency Measures Organization"⁹.

Located on the west side of Old Yonge Street is the Red House and further west of Yonge Street is the Willow Farm. The Red House, Willow Farm and the Parteger House are all that is left of "Cosford's Corners", centred on Yonge Street and St. John's Sideroad. Cosfords Corners was a land parcel owned by Thomas Cosford, which included homes of prosperous farmers, small dwellings, a sawmill, a blacksmith and a carriage shop.

⁸ "Notes on Aurora Street Name Origins." (2007). *Aurora Historical Society*.

⁹ "Town of Aurora gained a lot more than just land on January 1 (January 6, 1971). *Aurora Banner*

Summary of Heritage Attributes

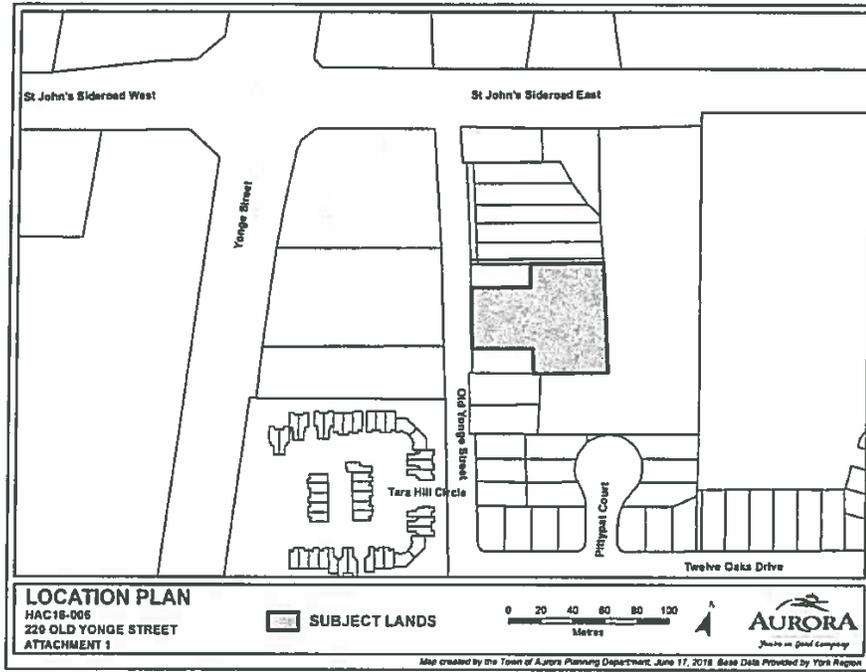
Exterior Elements

- Overall 2 storey Ontario House structure and Ell Shape Design;
- Two gable roofs and cross gable join;
- All original window openings;
- Pediment dormers;
- 6/8 sash windows;
- Bunker entranceway; and,
- Emergency exit structure located above the bunker

Interior Elements

- Underground bunker and associated entranceways;
- Three-pane illuminated map of Metro Toronto;
- Emergency Water Tank; and
- Bell Telephone Sign

Map of Subject Lands



Photos of Subject Lands



220 Old Yonge Street – Front (west) elevation
2010 - Source: Town of Aurora



220 Old Yonge Street – North elevation
2016 - Source: Town of Aurora



220 Old Yonge Street – South elevation
2016 - Source: Town of Aurora



220 Old Yonge Street – Emergency Exit Structure
2016 - Source: Town of Aurora



220 Old Yonge Street – Illuminated Map of Metro Toronto
2012 - Source: Leblanc



220 Old Yonge Street – Emergency Water Tanks
2016 - Source: Town of Aurora

Attachment 3

HERITAGE BUILDING EVALUATION WORKING GROUP

MEETING REPORT

June 22, 2016

Attendees:

Heritage Advisory Committee Members: Bob McRoberts, James Hoyes and Carol Gravelle

Staff: Jeff Healey, Planner

<u>Address</u>	<u>Rating</u>	<u>Reason Considered</u>
20 Ransom Street	78.8/100 (Group 1)	Request for Part IV Designation

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

HERITAGE BUILDING EVALUATION: SCORE SHEET

Municipal Address: 220 Old Yonge Street
 Legal Description: JR Lot: 85 Cons: 1 EYS Group: 1
 Date of Evaluation: June 22/16 Name of Recorder: JH

HISTORICAL	E	G	F	P	TOTAL
Date of Construction	(30)	20	10	0	30/30
Trends/Patterns/Themes	(40)	27	14	0	40/40
Events	(15)	10	5	0	15/15
Persons/Groups	(15)	10	5	0	15/15
Archaeological (Bonus)	10	7	3	(0)	0/10
Historic Grouping (Bonus)	10	7	3	(0)	0/10
Construction Date (Bonus)	10				0/10
HISTORICAL TOTAL					100/100

ARCHITECTURAL	E	G	F	P	TOTAL
Design	20	(13)	7	0	13/20
Style	30	(20)	10	0	20/30
Architectural Integrity	20	13	(7)	0	7/20
Physical Condition	20	(13)	7	0	13/20
Design/Builder	10	(7)	3	0	7/10
Interior (Bonus)	10	(7)	3	0	7/10
ARCHITECTURAL TOTAL					67/100

ENVIRONMENTAL	E	G	F	P	TOTAL
Design Compatibility	40	(27)	14	0	27/40
Community Context	20	(13)	7	0	13/20
Landmark	20	13	(7)	0	7/20
Site	20	(13)	7	0	13/20
ENVIRONMENTAL TOTAL					60/100

SCORE	INDIVIDUAL	OLD AURORA
Historical Score	$100 \times 40\% = 40$	X 20% = _____
Architectural Score	$67 \times 40\% = 26.8$	X 35% = _____
Environmental Score	$60 \times 20\% = 12$	X 45% = _____
TOTAL SCORE	78.8	<input type="text"/>

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

Attachment 4

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

SITE	<p>Address: 220 Old Yonge Street Former Address: Legal Description: CONCESSION: 1E PART LOT: 85</p>
STATUS	<p>Current Use: Original use: Heritage Status: AHC, listed By-law No. & Date: Official Plan: Zoning: HCD: Plaques: Wooden Plaque (1995/96/97)</p>
PHOTOGRAPH	
KEY MAP	<p></p>

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

ARCHITECTURE

GENERAL INFORMATION:

Address: 220 Old Yonge Street	Builder:
Construction Date: C1875	Architect:
Architectural Style: Ell-shaped House	Original Owner:
Heritage Easement:	Historical Name:

GENERAL DESCRIPTION:

Floor Plan:	Storey: 1 ½
Foundation Materials:	
Exterior Wall Materials:	
Roof Type: 2 gable cross gable join	Windows: 6/8 sash; segmented windows
Entrance:	Bays:

UNIQUE FEATURES:

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

HISTORY

Historical Society files include:

Town of Aurora files include:

PHOTOS:

HISTORICAL PHOTO	1995 INVENTORY PHOTO
Photo date	Photo date

The Aurora Inventory of Heritage Buildings was compiled by the Aurora Heritage Advisory Committee (LACAC) between 1976 and 1981. The completed inventory was adopted by Council and released in 1981. On September 26, 2006 Aurora Council at its meeting No. 06-25, has officially changed the name of the Aurora Inventory of Heritage Building to the "Aurora Register of Property of Cultural Heritage Value or Interest" and all property included in the Inventory were transferred to the Register.



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Town of Aurora
Planning & Development Services

MEMORANDUM

DATE: July 11, 2016

TO: Heritage Advisory Committee

FROM: Jeff Healey, Planner

CC: Marco Ramunno, Director of Planning & Development Services

RE: Request for Feedback- The Red House
16003 Yonge Street

RECOMMENDATIONS

THAT the memorandum regarding Request for Feedback- The Red House, 16003 Yonge Street, be received; and

THAT the Heritage Advisory Committee provides feedback to the Owners of 16003 Yonge Street.

BACKGROUND

The Owners of 16003 Yonge Street will be delegating to the Heritage Advisory Committee with regards to a future planning application. The subject lands contain the Red House, which is Designated under Part IV of the *Ontario Heritage Act*. The Red House is located south-east of Yonge Street and St. John's Sideroad and is one of the earliest examples of a brick house in Aurora, constructed circa 1840.

No planning application has been received to date for the subject lands. Preliminary feedback from the Heritage Advisory Committee will be important in preparation of the owner's future planning application. Upon receipt of a planning application, the Heritage Advisory Committee will be consulted for additional feedback and to provide a recommendation to Council.



TOWN OF AURORA

HERITAGE ADVISORY COMMITTEE REPORT No. HAC16-007

SUBJECT: *Conservation and Watering practices for Established "Heritage" Trees*

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

DATE: *July 11, 2016*

RECOMMENDATIONS

THAT Report No. HAC16-007 be received for information.

PURPOSE OF THE REPORT

This report provides the Heritage Advisory Committee with information regarding watering and conservation practices for trees in established neighbourhoods in the Town of Aurora and other municipalities in Ontario.

BACKGROUND

The Heritage Advisory Committee requested information regarding the Town's options for watering and conserving established heritage trees in the Town.

Currently, there are three (3) properties which have a heritage tree status within the Town:

1. Church Street School (22 Church Street) – A Red Oak Tree on the south lawn has been identified as a Heritage Tree under the Heritage Tree Program with Forests Ontario;
2. 78 Wells Street – Sixteen (16) Pine Trees (Two White Pine and Fourteen Eastern Red Pines) have been identified as designate elements within the Part IV Heritage Designation By-law for the property; and
3. The Hillary House (15372 Yonge Street) – There is a Heritage Easement on the property that prevents cutting down any trees on the property without the consent of the Ontario Heritage Trust.

July 11, 2016

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Report No. HAC16-007

Municipal Existing Policy Context

Town of Aurora Urban Forest Study (September 2014)

The *Town of Aurora Urban Forest Study – Technical Report* was prepared by the Toronto and Region Conservation Authority (TRCA), in partnership with York Region, the Town of Aurora, and the Lake Simcoe Region Conservation Authority (LSRCA) to assess the distribution, structure and function of the urban forest, and to provide management recommendations for enhancing the sustainability of both the urban forest resource and the community as a whole. This analysis presented results regarding Aurora's Tree Cover and Leaf Area; Tree Cover by Land Use; Tree Size; Most Common Tree Species by Land Use; Structural Value of Trees in Aurora; Carbon Storage and Sequestration; Air Quality Improvements; Residential Energy Savings; and Hydrologic Effects of the Urban Forest.

The Study resulted in eighteen (18) recommendations to develop and enhance the urban tree canopy in the Town of Aurora. Recommendations include, but are not limited to increased education & awareness of native tree species and improved regulations to improve soil quality in subdivisions.

Town of Aurora Urban Forest Management Policy (June 2015)

The Town of Aurora Urban Forest Management Policy was prepared by the Town of Aurora Parks & Recreation Services Department, Parks Division to provide a comprehensive strategy for effectively managing, sustaining and ensuring the growth of Aurora's urban forest in a sound and cost-effective manner.

The objectives of the Policy were to:

- Provide a comprehensive inventory of Aurora's public trees;
- Develop or update planting and maintenance procedures and incorporate those into policies intended to ensure the best care of the urban forest;
- Establish guidelines for the prioritization of work needs and service requests;
- Formulate urban forestry management guidelines which address matters pertaining to the responsibility of the Town, the public, and developers for planting and maintaining trees;
- Review the role of the Town nursery in providing suitable stock for the urban forest and private land owners, where feasible, in response to mitigating the impacts of the Emerald Ash Borer (EAB);
- Review the integrated pest management program in relation to the urban forest and recommend potential changes;
- Review current urban forestry public participation and education programs and recommended action plans in the Town's stewardship role in private property tree planting programs in accordance with recommendation Nos.11 &12 in the Town

July 11, 2016

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Report No. HAC16-007

- of Aurora Urban Forest Report;
- Continue to update the municipal tree inventory and management information system; and
- Develop a Master Tree Planting Strategy that prioritizes sites, both on public and private lands for tree plantings aimed at increasing the Towns overall percentage of tree canopy on an incremental basis.

The Policy takes into account the findings of the Urban Forest Management Study, specifically recommendation #5 which advises the Town to work towards the goal of establishing a much more diverse tree population in which no species represents more than five per cent of the tree population, no genus represents more than 10 per cent of the tree population, and no family represents more than 20 per cent of the intensively managed tree population both municipal-wide and at the neighbourhood level this includes both public and private trees.

Heritage Trees of Aurora Program

The purpose of this program, overseen by Parks and Recreation Services, is to locate, designate, catalogue and preserve for as long as possible, the heritage trees of Aurora. The guide outlines the numerous ways that heritage trees may be protected.

Ownership in Fee Simple by the Ontario Heritage Trust or a qualified not-for-profit charitable conservation organization such as the Nature Conservancy, or member of the Ontario Land Trust Alliance mandated to preserve conservation land in perpetuity under the *Conservation Land Act* offers the highest level of protection.

A Conservation Easement Agreement may be held by the Ontario Heritage Trust, the Town of Aurora or a Conservation Authority. Protection by a Heritage Conservation Easement Agreement is an *in perpetuity* protection of cultural/natural property that is registered on title and runs with the land.

Under the *Municipal Act*, trees in a municipality may be *protected* on private and public property by the passing a Municipal Tree By-law. The Town of Aurora By-law No. 5850-16 prohibits and/or regulates the injury or destruction of trees on private property. By-law 5850-16 includes protection measures for Heritage Trees, which requires a tree permit for the removal of any tree within a property that is Designated under Parts IV or V of the Ontario Heritage Act or a property Listed on the Aurora Registrar of Properties of Cultural Heritage Value or Interest.

Under Part IV of the *Ontario Heritage Act* Council may pass a by-law designating the private property on which a "heritage tree" is located. Additionally, trees may be Designated under Part V of the *Ontario Heritage Act*, where they are generally identified as significant heritage attributes within the scope of a Heritage Conservation District. Trees can be *listed* on the Aurora Register of Properties of Cultural Heritage Value or Interest if deemed of cultural heritage value.

July 11, 2016

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Report No. HAC16-007

Tree Protection/Preservation Policy

The purpose of the Town's Tree Protection/Preservation Policy is to prevent or minimize damage to trees during land development, construction work, maintenance activities and snow removal operations.

COMMENTS

An analysis of watering and conservation practices for trees in established neighbourhoods in other municipalities across Ontario, the findings of which are presented below.

City of Hamilton

Trees in the City of Hamilton that are on private property are protected by tree protection by-laws, which vary depending on the area within the City that the resident lives in. Public Property Trees are governed by municipal by-laws, which regulate trees on or affective public property, and the planting, maintenance, and preservation of trees on or affecting public property.

City of Kingston

The City of Kingston Tree By-Law was enacted in order to control the removal of trees, to provide for the protection of trees, and promote good forestry and arboricultural practices that sustain healthy woodlands and the urban forest. The Tree By-Law does not apply to residential properties, and a Tree Permit is not required in order to remove a tree.

The City of Kingston Urban Forest Management Plan, which guides management of municipally owned trees within the City's urban area. The City of Kingston, Department of Public Works is responsible for maintenance and management of trees on City property. The plan establishes guiding principles and policies regarding the management and sustainability of its urban forests; ensures that the community will enjoy the benefits of its trees through proper arboricultural techniques and management practices; and states what is needed to manage the urban forest and describe activities and services required to execute these responsibilities.

City of London

The City of London has a Tree Inventory system which includes the common name, latin name, trunk diameter, year observed and inventory number of trees in the City.

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Report No. HAC16-007

The City of London Tree Conservation By-law protects trees on Environmental Protection Areas. These are areas designated as Open Space and/or Environmental Review within the City's Official Plan and Comprehensive Zoning By-law

The City of London's Urban Forest Strategy is a plan that engages citizens and outlines the necessary steps the City must take to protect, enhance, and monitor the urban forest. The urban forest refers to all trees within the municipal boundary, regardless of land use type or ownership. Trees in private yards, street boulevards, parks, woodlands, wetlands, ravines and fields are included in the urban forest.

City of Mississauga

The City of Mississauga has defined Significant Trees as a tree that is recognized because of its size, form, rarity of species, age, its association with a historical figure or event, and/or a tree that is distinctive in the community.

In January 2007, Mississauga's Heritage Advisory Committee presented to Council the recommendation to establish a Heritage Tree subcommittee aimed at investigating the feasibility of a Heritage Tree Program in Mississauga. It was discovered that as trees are not specifically designated under the Ontario Heritage Act (the entire property would have to be identified for a tree to be protected) it was determined that a Significant Tree Program would allow for the desired designation of these trees for the future.

The City of Mississauga Private Tree Protection By-law protects and enhance Mississauga's existing tree cover while respecting a landowner's right to make changes to the landscape of their property in an environmentally responsible manner.

Town of Oakville

The Town of Oakville updated its Private Tree Protection By-law in 2008 to regulate the destruction or injury of all private trees. The By-law was adopted by Council to support a greener community and a healthier environment. It exists to preserve significant trees on all private properties within the town and to sustain Oakville's urban forest.

City of Ottawa

The City of Ottawa has a Tree Inventory which is useful to help maintain diversity in the street tree population, assess the health of the urban forest, and communicate with property owners. The inventory of city-owned trees began in March 2009, and once completed, will contain information on over 300,000 street and park trees, woodlots, ravines, and community forests.

The City of Ottawa's Trees and Natural Areas Protection By-law is to protect and maintain trees on City property. The intent of the by-law is to protect trees when there is construction happening around them. The other by-law that also regulates work around

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Report No. HAC16-007

city trees is the Road Activity By-law. Both by-laws identify guidelines to follow when working around trees since trees can be seriously damaged if the roots are compacted or cut or damaged by digging caused by heavy equipment.

The City's Urban Tree Conservation By-law protects trees on private property in the urban area.

City of Toronto

The City of Toronto's Strategic Forest Management Plan are to increase canopy cover, achieve equitable distribution, increase biodiversity, increase awareness, promote stewardship and improve monitoring. Their vision for the 10 year life of this Plan is a healthy and expanding urban forest, incorporating sound urban forestry practices and community partnership.

The City of Toronto Private Tree By-law was adopted to preserve significant trees on private property, to assist in sustaining the urban forest in the city and to educate individuals with respect to tree protection measures and alternatives to tree injury and destruction. This by-law regulates injury or removal of privately owned trees which measure 30 cm in diameter or more as measured at 1.4 m above ground level.

Regional Municipality of York

The Landowner Environmental Assistance Program (LEAP) provides landowners with funding and technical assistance for environmental projects on their land. The purpose of LEAP is to help landowners naturalize their property. Landowners may qualify for grants of 50% of project costs for eligible projects to a maximum of \$10,000. Projects eligible for the LEAP program include Reforestation and windbreak projects on properties of at least two (2) acres in size, Reforestation projects on floodplains, croplands, or groundwater recharge areas, planting buffer strips along watercourses, wetlands, or other water bodies and community-led tree and shrub planting projects that support the health of Lake Simcoe. LEAP is administered by the Lake Simcoe Region Conservation Authority.

Private Land Tree Planting Programs

In coordination with the Toronto and Region Conservation Authority, York Region offers a Private Land Tree Planting Program. The program helps private landowners restore and improve their property through the planting of trees, shrubs and seedlings. Private landowners owning a minimum of 0.8 hectares (2 acres) of land located within the Greater Toronto Area are eligible to participate in the Program.

To promote private land reforestation and stewardship, Toronto and Region Conservation Authority offers a variety of services and materials to eligible landowners: Knowledgeable planting staff provide free technical assistance to evaluate and develop

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Report No. HAC16-007

planting objectives, and complete the project efficiently and carefully, generally within one day; and inexpensive tree and shrub planting services including machine planting of seedlings.

York Natural Planting Partnership

The York Natural Planting Partnership is a program to provide landowners within York Region technical and financial assistance for tree planting projects on their property. York Natural Planting Partnership is administered by the Lake Simcoe Region Conservation Authority and made possible by the funding support of the Regional Municipality of York.

This partnership furthers the York Region Greening Strategy by increasing forest cover and promoting private land stewardship. This is a partnership between York Region, Lake Simcoe Region Conservation Authority and Toronto and Region Conservation Authority. The planting is done by Lake Simcoe Region Conservation Authority field staff. To qualify for this program, one must own at least 0.8 hectares (2 acres) of property in northern York Region, including Aurora.

Watering Programs

After review of the tree by-laws and programs of the eight municipalities featured in this report, none of the municipalities have a program or municipal process for watering trees in established neighbourhoods.

The Regional Municipality of York is responsible for watering new saplings on regional road allowances for the first two years of its planting. Watering typically occurs fourteen (14) times a year.

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.

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Report No. HAC16-007

PREVIOUS REPORTS

None.

CONCLUSIONS

An analysis of the Town of Aurora, City of Hamilton, City of Kingston, City of London, City of Mississauga, Town of Oakville, City of Ottawa, City of Toronto and Regional Municipality of York policies demonstrates that there are a number of programs and policies in place to conserve heritage trees, however, there are no policies that have regards to the watering of trees in established neighbourhoods. The Regional Municipality of York only has a watering process for saplings that are on regional road allowances.

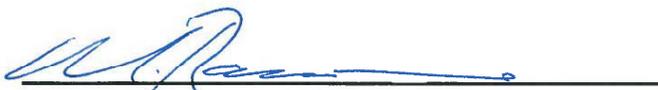
ATTACHMENTS

None.

PRE-SUBMISSION REVIEW

None

Prepared by: Jeff Healey, Planner – Ext. 4349



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



TOWN OF AURORA

HERITAGE ADVISORY COMMITTEE REPORT No. HAC16-008

SUBJECT: *Offences and Restoration Costs of the Ontario Heritage Act*
FROM: *Marco Ramunno, Director of Planning & Development Services*
DATE: *July 11, 2016*

RECOMMENDATIONS

THAT Report No. HAC16-008 be received for information.

PURPOSE OF THE REPORT

The purpose of this report is to provide the Heritage Advisory Committee with information regarding the Offence and Restoration Cost system in the *Ontario Heritage Act*.

BACKGROUND

Section 69 of the *Ontario Heritage Act* outlines the offences and restoration costs. A municipality may impose a penalty for any person or corporation who:

- (a) knowingly, furnishes false information in any application under the Ontario Heritage Act or in any statement, report or return required to be furnished under the Ontario Heritage Act or the regulations;*
- (b) fails to comply with any order, direction or other requirement made under the Ontario Heritage Act; or*
- (c) contravenes the Ontario Heritage Act or the regulations.*

The penalty for any person who meets the criterion as identified in Section 69(1) of the *Ontario Heritage Act* is subject to a fine of not more than \$50,000 or not more than one year in prison (or both). The penalty for any corporation who meets the criterion as identified in Section 69(2) of the *Act* is subject to a fine of not more than \$250,000 or not more than one year in prison (or both).

Unauthorized Demolition of Designated Properties

Should a property owner demolish or remove a property Designated under Part IV or Part V of the *Ontario Heritage Act* without the consent of Council, Section 69(3) of the *Act* subjects a maximum fine of \$1,000,000.

July 11, 2016

- 2 -

Report No. HAC16-008

Unauthorized Demolition of Listed Properties

Should a property owner demolish a property Listed on the Aurora Registrar of Properties of Cultural Heritage Value or Interest without the Consent of Council, would be subject to penalties identified in Section 69(1) and 69(2) of the *Act*.

Unauthorized Alteration of Designated Properties

With regards to an alteration to a property Designated under Part IV or Part V of the *Act* without approval from Council, Section 69 (5.1) gives Council the authority to restore the property as nearly as possible back to its previous condition and may recover the cost of the restoration from the property owner.

Limitation Timeline

The *Ontario Heritage Act* does not include a specific timeline for initiating prosecution on a property. Instead, Section 76 of the *Provincial Offences Act* gives a municipality a period up to six (6) months from the date of which the offence was, or is alleged to have been committed to impose an order on the property owner.

COMMENTS

None.

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.

July 11, 2016

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Report No. HAC16-008

CONCLUSIONS

There are over 650 heritage properties within The Town of Aurora that are either listed or designated under the *Ontario Heritage Act*. Staff will continue to monitor any unauthorized demolition or removal of Listed or Designated heritage properties.

ATTACHMENTS

None

PRE-SUBMISSION REVIEW

None

Prepared by: Jeff Healey, Planner- Ext. 4349



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



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Town of Aurora
Planning & Development Services

MEMORANDUM

DATE: July 11, 2016

TO: Heritage Advisory Committee

FROM: Jeff Healey, Planner

CC: Marco Ramunno, Director of Planning & Development Services

RE: The Allen Brown House
158 Carisbrooke Circle

RECOMMENDATIONS

THAT the memorandum regarding The Allen Brown House, 158 Carisbrooke Circle be received for information.

BACKGROUND

On June 13, 2016, the Heritage Advisory Committee requested provided the following recommendation to Council with regards to the subject property:

THAT staff be directed to report back to the next regular Heritage Advisory Committee meeting regarding the Allen Brown Heritage Home.

On June 17, 2016 a written request to Demolish the structure was received by Planning and Building Services regarding the property located at 158 Carisbrooke Circle. This submission is deemed a notice in writing of the owner's intention to demolish the Part IV Designated structure. The Owner's representative made a delegation to General Committee on June 21, 2016 regarding their request to rebuild the Allen Brown House.

After the June 21, 2016 General Committee Meeting, the Owners have indicated that they will not proceed with the demolition request and have agreed to continue to preserve the Allen Brown House.



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Town of Aurora
Planning & Development Services

MEMORANDUM

DATE: July 11, 2016

TO: Heritage Advisory Committee

FROM: Jeff Healey, Planner

CC: Marco Ramunno, Director of Planning & Development Services

RE: **Cultural Precinct Plan Update**

RECOMMENDATIONS

THAT the memorandum regarding Cultural Precinct Plan Update be received for information.

BACKGROUND

The Cultural Precinct Plan is bound by Yonge Street to the west, Larmont Street to the east, Mosley Street to the north and Metcalfe Street to the south. The Cultural Precinct Plan includes a number of town-owned structures which are Designated under Part IV of the *Ontario Heritage Act*, including the Church Street School, Victoria Hall and the Aurora Armoury. Other Part IV Designated properties within the Cultural Precinct Lands include the Wells Street Public School, The Grimshaw House (15 Mosley Street) and The Pines (78 Wells Street). An additional fourteen (14) properties within the Cultural Precinct Plan are Listed on the Aurora Registrar of Properties of Cultural Heritage Value or Interest.

In the spring of 2016, staff have updated the consultation process for the Cultural Precinct Plan. In addition, the Town is exploring potential repurposing strategies for existing Town assets such as Victoria Hall, the former Library and the Aurora Armoury. The reports attached to this memorandum provide further details into the proposed vision and repurposing for structures within the Cultural Precinct Plan.

ATTACHMENTS (Note: Attachments can be accessed at <http://www.aurora.ca/TownHall/Pages/Council-and-Committee-Meetings/Agendas-and-Minutes.aspx>)

Attachment 1 – General Committee Report No. PDS16-041
Attachment 2 – General Committee Report No. PRS16-028
Attachment 3 – Cultural Precinct Vision, prepared by Fotenn



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**Town of Aurora
Planning & Development Services**

MEMORANDUM

DATE: July 11, 2016
TO: Heritage Advisory Committee
FROM: Jeff Healey, Planner
CC: Marco Ramunno, Director of Planning & Development Services
RE: Aurora Public School- York Culture Magazine

RECOMMENDATIONS

THAT the memorandum regarding the Aurora Public School be received for information.

BACKGROUND

The attached article on the Church Street School (formerly the Aurora Public School) was featured in the York Culture Magazine dated August 2014. The article features a brief history of the school, including former students such as Lester B. Pearson. The Church Street School, located at 22 Church Street, is Designated under Part IV of the *Ontario Heritage Act*. The Red Oak Tree located on the south lawn is Designated under the Ontario Heritage Tree Program.

ATTACHMENTS

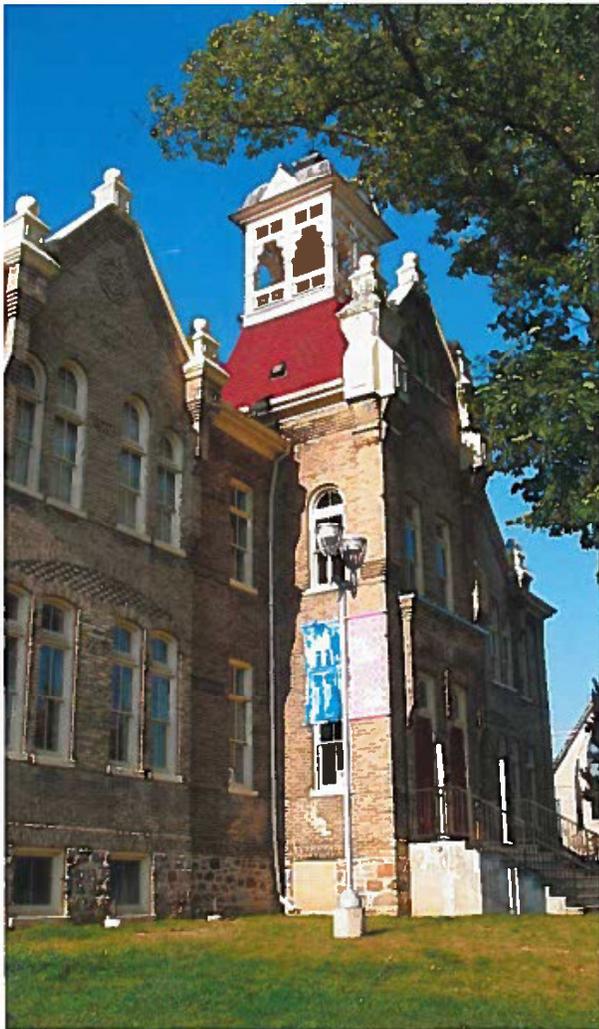
Attachment 1 – Aurora Public School- York Culture Magazine, August 2014

Attachment 1

Aurora Public School

Bottles / Busby
Kaly

The Aurora Cultural Centre, 22 Church Street, started its life as the Aurora Public School in 1886, on a site that had served as a location for a school since 1858. Constructed in the High Victorian manner at a cost of \$12,000, the substantial funds dedicated to the project reflected the anticipation of continuing growth in the community with the arrival of the Ontario Simcoe and Huron Union Railway in 1853.



The edifice was designed by Barrie architect Thomas Kennedy of Kennedy, Gaviller and Holland Architects; construction was completed by Newmarket company William Crane and Son. The size of the building was particularly substantial for a village that numbered 2,000 inhabitants at the time, with a student population of 210. Each of the eight classrooms were designed to hold up to 50 students, with the distinctive divided front red doors for the boys' and girls' entrances. Yellow brick construction sits upon a granite fieldstone foundation; the top is capped by a distinctive open belfry.

The building, often referred to as the Church Street School, continued to function as a school until 1951, and counts Dr. Bette Stephenson and Lester B. Pearson amongst the student body. After a variety of uses including housing the Aurora Museum operated by the Aurora Historical Society, the building underwent a complete renovation in the 2000's. Architects Lynch + Comisso were engaged to re-imagine the space; the result, a vibrant centre for arts, culture and heritage that honoured the original architectural features, while marrying it with modern touches.

In 2008, the Town was awarded the Prince of Wales Prize for Municipal Heritage Leadership, a national award recognizing significant commitment to preservation of local built heritage. Located adjacent to the Aurora Public Library, the Aurora Cultural Centre today offers a range of arts instructional programs for children, youth and adults, three dedicated art gallery spaces, a burgeoning concert venue located in Brevik Hall on the second floor, a rotating Community as Curator heritage display program, special family events, a variety of beautiful heritage rental spaces, and more. Even the belfry has been restored – with bell ringing on special occasions.

*22 Church Street
Aurora, Ontario L4G 1G4
at the corner of Church and Victoria Streets
(Aurora Cultural Centre)*

The building is fully accessible with an elevator at the north entrance – and lively activity is found in every room. The town's forbearers would be pleased to know of the life that continues to breathe, and the future possibilities that exist, in this stunning heritage restoration.

The Aurora Cultural Centre gratefully acknowledges funding from the Town of Aurora. For more information about the Aurora Cultural Centre, call 905 713-1818, or visit auroraculturalcentre.ca



© Courtesy of Bob McRoberts' Collection (1910)



**EXTRACT FROM
COUNCIL MEETING OF
TUESDAY, JUNE 28, 2016**

9. CONSIDERATION OF ITEMS REQUIRING SEPARATE DISCUSSION

- 1. General Committee Meeting Report of June 21, 2016**
- (17) Heritage Advisory Committee Meeting Minutes of June 13, 2016**

Moved by Councillor Mrakas
Seconded by Councillor Thom

THAT the Heritage Advisory Committee meeting minutes of June 13, 2016, be received; and

THAT the Heritage Advisory Committee recommend to Council:

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

THAT Heritage Permit Application NE-HCD-HPA-15-03 be approved to permit the construction of a 117m² 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,
20 Ransom Street**

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

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

THAT prior to demolition, staff be requested to visit the property and identify any salvageable items that could be donated to Aurora's Architectural Salvage Program.

New Business Motion No. 1

THAT staff be directed to report back to the next regular Heritage Advisory Committee meeting regarding the Allen Brown Heritage Home.

New Business Motion No. 2

THAT staff be directed to investigate and report back to the Committee regarding methods by which the Town could help home owners to properly maintain heritage trees on their property.

CARRIED