



Town of Aurora  
Heritage Advisory Committee  
Meeting Minutes

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| <b>Date:</b>              | Monday, December 12, 2016  |
| <b>Time and Location:</b> | 7 p.m., Leksand Room, Aurora Town Hall   |
| <b>Committee Members:</b> | Councillor Jeff Thom (Chair), Councillor Wendy Gaertner (Vice Chair), Neil Asselin, Barry Bridgeford, Bob McRoberts (Honorary Member), Carol Gravelle, John Kazilis, and Martin Paivio |
| <b>Member(s) Absent:</b>  | James Hoyes  |
| <b>Other Attendees:</b>   | Councillor Tom Mrakas, Marco Ramunno, Director of Planning and Development Services, Jeff Healey, Planner, and Samantha Kong, Council/Committee Secretary                              |

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The Chair called the meeting to order at 7:05 p.m.

The Committee consented to recess at 7:55 p.m., and reconvene at 8 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 Carol Gravelle**  
**Seconded by Martin Paivio**

That the agenda as circulated by Legislative Services, with the following additions, be approved:

- Delegation (c) Simon Yu, Owner  
Re: Item 2 – HAC16-018 – Heritage Permit Application, 15032 Yonge Street,  
File Number: IV-HPA-16-11
- Delegation (d) Chris Pretotto, Architect, and Marcel Gery, Owner  
Re: Item 5 – HAC16-021 – Heritage Permit Application, 74 Centre Street, File  
Number: NE-HCD-HPA-16-12
- Item 7 – Additional Information to Item 4 – HAC16-020 – Proposed Demolition of  
Existing Rear Addition and Accessory Structure to a Listed Heritage Building, 23  
Moseley Street

**Carried as amended**

### **3. Receipt of the Minutes**

**Heritage Advisory Committee Meeting Minutes of November 14, 2016**

**Moved by John Kazilis**

**Seconded by Bob McRoberts**

That the Heritage Advisory Committee meeting minutes of November 14, 2016, be received for information.

**Carried**

### **4. Delegations**

- (a) **Sunny Matheson, Gerry Matheson, and Rob Hurlburt, Applicants**  
**Re: Item 3 – HAC16-019 – Request to Remove a Property from the**  
**Aurora Register of Properties of Cultural Heritage Value or Interest,**  
**52 Harrison Avenue**

The Applicants were present to answer any questions regarding the request to remove the property from the Aurora Register of Properties of Cultural Heritage Value or Interest. The Committee inquired about current conditions of the property and acknowledged the quality of the Heritage Impact Assessment produced by Consultant Su Murdoch.

**Moved by Carole Gravelle**  
**Seconded by Barry Bridgeford**

That the comments of the delegation be received and referred to Item 3.

**Carried**

- (b) Matthew and Tracey Kinsella, Applicants**  
**Re: Item 4 – HAC16-020 – Proposed Demolition of Existing Rear Addition and Accessory Structure to a Listed Heritage Building, 23 Mosley Street**

Mr. Kinsella provided an overview of his portfolio, specifically past restoration projects and discussed their proposed demolition and reconstruction plans.

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

That the comments of the delegation be received and referred to Item 4.

**Carried**

- (c) Simon Yu, Owner and Daniel Syrus, Builder**  
**Re: Item 2 – HAC16-018 – Heritage Permit Application, 15032 Yonge Street, File Number: IV-HPA-16-11**

Mr. Yu and Mr. Syrus were present to answer any questions, and inquired about recommended building materials for the building exterior. Staff noted recommended materials are those of complementing features to the existing materials.

**Moved by Bob McRoberts**  
**Seconded by Carol Gravelle**

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

**Carried**

- (d) Chris Pretotto, Architect, and Marcel Gery, Owner**  
**Re: Item 5 – HAC16-021 – Heritage Permit Application, 74 Centre Street,**  
**File Number: NE-HCD-HPA-16-12**

Mr. Pretotto provided an overview of the proposal. The Committee commented on the colours shown on the rendering and requested alternative colour concepts that are less contrasting.

**Moved by Martin Paivio**  
**Seconded by John Kazilis**

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

**Carried**

## **5. Matters for Consideration**

- 1. HAC16-017 – Heritage Permit Application**  
**82 Centre Street**  
**File Number: NE-HCD-HPA-16-10**

(Deferred from Heritage Advisory Committee meeting of November 14, 2016 – Item 3)

Staff provided an overview of the application and indicated staff support for the new proposed elevations. The Committee was pleased with the proposed elevation and choice of materials. The Committee noted that the covered window openings on the east elevation was not resolved and requested that it be further investigated.

**Moved by Carol Gravelle**  
**Seconded by Councillor Gaertner**

1. That Report No. HAC16-017 be received; and
2. That the Heritage Advisory Committee recommend to Council:
  - (a) That the following components of Heritage Permit Application NE-HCD-HPA-16-10 be approved with the following conditions:

- i. The proposed double-hung windows on the west side of the front elevation are proportioned to the satisfaction of Planning and Building Services; and
- ii. The stucco columns be amended in design and materials to the satisfaction of Planning and Building Services; and
- iii. The two-panel Front Door be changed to an **arts and craft style door that incorporates glazing**; and
- iv. The picture window (in place of the Patio Door) on the east side of the front elevation be revised to a 6 over 1 double-hung window; and
- v. The sliding vinyl windows on the west elevation be replaced with 1 or 4 vertical over 1 cottage windows; **and**

**(b) That Legal Services continue to explore the possibility of laying charges against the owner for the removal of the window openings on the east elevation and report back to Council and the Heritage Advisory Committee.**

**Carried as amended**

**2. HAC16-018 – Heritage Permit Application  
15032 Yonge Street  
File Number: IV-HPA-16-11**

Staff provided an overview of the subject property and noted that approximately three (3) trees would be removed to allow for the construction of the new addition. The Committee inquired about investigating a tree compensation agreement and expressed concerns regarding the structural integrity of the original structure.

**Moved by Carol Gravelle  
Seconded by Bob McRoberts**

1. That Report No. HAC16-018 be received; and
2. That the Heritage Advisory Committee recommend to Council:

- (a) That Heritage Permit Application IV-HPA-16-11 be approved to remove the existing 39.4m<sup>2</sup> addition and construct a new 63m<sup>2</sup> addition and accessibility ramp; **and**
- (b) **That staff ensure the structural integrity of the original structure is maintained during the building permit process.**

**Carried as amended**

**3. HAC16-019 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest  
52 Harrison Avenue**

Staff provided an overview of the subject property and application to be removed from the Register. The Committee expressed concerns regarding setting a new precedence on the street due to the massing of the proposed structure. The Committee suggested the following revisions for the new structure: removal of the residential portion over the garage, incorporation of rubblestone at the base of the columns on the front verandah, adjustment of double columns to single columns on the front verandah and consideration with respect to height and massing to existing buildings on Harrison Avenue.

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

1. That Report No. HAC16-017 be received; and
2. That the Heritage Advisory Committee recommend to Council:
  - (a) That the property located at 52 Harrison Avenue remain listed on the Aurora Register of Properties of Cultural Heritage Value or Interest; and
  - (b) That the owners continue working with staff to ensure any proposed new dwelling maintains the heritage character of the area.

**Carried**

**4. HAC16-020 – Proposed Demolition of Existing Rear Addition and Accessory Structure to a Listed Heritage Building  
23 Mosley Street**

Staff provided an overview of the history of the property and noted that the existing rear addition is over 100 years old. The Committee expressed support for the proposed demolition and construction of a new rear addition.

**Moved by Bob McRoberts  
Seconded by Carol Gravelle**

1. That Report No. HAC16-020 be received; and
2. That the Heritage Advisory Committee recommend to Council:
  - (a) That the proposed demolition of the accessory structure at 23 Mosley Street be approved; and
  - (b) That a structural report prepared by a structural engineer be submitted to Planning and Building Services to address the following:
    - i. The nature of the structural deficiencies of the 59.5m<sup>2</sup> rear addition; and
    - ii. The structural stability of the original (retained) structure should the 59.5m<sup>2</sup> rear addition be removed; and
  - (c) That the proposed two-storey rear addition is supported in principle, subject to the following:
    - i. That the height of the addition is reduced to match the height of the original (retained) structure; and
  - (d) That the proposed front porch be approved subject to the following:
    - i. The Gothic features of the front elevation and porch be removed; and
  - (e) That the Owners of 23 Mosley Street submit a letter to Planning and Building Services in support and commitment of the future designation of the property located at 23 Mosley Street under Part IV of the *Ontario Heritage Act*; and

- (f) That the structural report and revised elevations be brought back to a future Heritage Advisory Committee Meeting for review.

**Carried**

**5. HAC16-021 – Heritage Permit Application  
74 Centre Street  
File Number: NE-HCD-HPA-16-12**

Staff presented a brief history of the property. The Committee expressed support for the proposed design.

**Moved by Carol Gravelle  
Seconded by John Kazilis**

1. That Report No. HAC16-021 be received; and
2. That the Heritage Advisory Committee recommend to Council:
  - (a) That the proposed one-storey single family dwelling, as part of Heritage Permit Application NE-HCD-HPA-16-12, be approved provided that the comments received by the applicant in delegation are found to conform to the Northeast Old Aurora Heritage Conservation District Plan.

**Carried**

**6. Informational Items**

**6. Extract from Council Meeting of November 8, 2016  
Re: Heritage Advisory Committee Meeting Minutes of October 17, 2016**

**Moved by Carol Gravelle  
Seconded by Bob McRoberts**

1. That the Extract from Council Meeting of November 8, 2016, regarding the Heritage Advisory Committee meeting minutes of October 17, 2016, be received for information.

**Carried**

**7. Additional Information to Item 4 – HAC16-020 – Proposed Demolition of Existing Rear Addition and Accessory Structure to a Listed Heritage Building, 23 Moseley Street**

**Moved by Carol Gravelle  
Seconded by John Kazilis**

1. That the Additional Information to Item 4 – HAC16-20 – Proposed Demolition of Existing Rear Addition and Accessory Structure to a Listed Heritage Building, 23 Moseley Street, be received for information.

**Carried**

**7. New Business**

The Committee inquired about the status of a heritage information package. Staff indicated that heritage information has been included in the welcome package that is provided to new home owners.

Staff inquired about the availability of Members to conduct a site visit for 14574 Leslie Street.

**8. Adjournment**

**Moved by Carol Gravelle  
Seconded by Neil Asselin**

That the meeting be adjourned at 10:28 p.m.

**Carried**

Committee recommendations are not binding on the Town unless otherwise adopted by Council at a later meeting.