



**Heritage
Advisory Committee
Meeting Agenda**

**Monday, April 10, 2017
7 p.m.**

**Holland Room
Aurora Town Hall**

Public Release
April 5, 2017



Town of Aurora Heritage Advisory Committee Meeting Agenda

Date: Monday, April 10, 2017

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

1. Approval of the Agenda

Recommended:

That the agenda as circulated by Legislative Services be approved.

2. Declarations of Pecuniary Interest and General Nature Thereof

3. Receipt of the Minutes

Heritage Advisory Committee Meeting Minutes of March 6, 2017

Recommended:

That the Heritage Advisory Committee meeting minutes of March 6, 2017, be received for information.

4. Delegations

(a) Igor and Brittany Momot, Owners

Re: Item 2 – HAC17-008 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest, 32 Wells Street

5. Matters for Consideration

**1. HAC17-007 – Heritage Permit Application
31 Catherine Avenue
File: NE-HCD-HPA-17-07**

Recommended:

1. That Report No. HAC17-007 be received; and
2. That the Heritage Advisory Committee recommend to Council:
 - (a) That Heritage Permit Application NE-HCD-HPA-17-07 with respect to the front door be approved subject to the following conditions:
 - i. That the front door be comprised of wood; and
 - ii. That the design of the front door be amended to be in keeping with the Gothic Revival Architecture of the home; and
 - (b) That Heritage Permit Application NE-HCD-HPA-17-07 with respect to the replacement of the side window (west elevation) be denied.

**2. HAC17-008 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest
32 Wells Street**

Recommended:

1. That Report No. HAC17-008 be received; and
2. That the Heritage Advisory Committee recommend to Council:
 - (a) That the property located at 32 Wells Street be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest; and

- (b) That future building elevations are subject to approval of Planning Staff to ensure the proposed new dwelling will maintain the heritage character of the area.

3. HAC17-009 – Official Plan Amendment and Zoning By-law Amendment Applications
Aurora United Church
15186 Yonge Street, 12 and 16 Tyler Street
55, 57 and 57A Temperance Street
Files: OPA-2016-05, ZBA-2016-13

Recommended:

1. That Report No. HAC17-009 be received; and
2. That the Heritage Advisory Committee recommend to Council:
 - (a) That the Heritage Advisory Committee provide feedback on the proposed Zoning By-law Amendment application and existing heritage buildings; and
 - (b) That the Heritage Advisory Committee be notified of any additional archaeological findings on the subject lands; and
 - (c) That the site plan application be reviewed by the Heritage Advisory Committee at a future meeting.

4. HAC17-010 – Revised Submission Heritage Permit Application
36 Mark Street
File: NE-HCD-HPA-17-02

Recommended:

1. That Report No. HAC17-010 be received; and
2. That the Heritage Advisory Committee recommend to Council:

- (a) That Heritage Permit Application NE-HCD-HPA-17-02 be approved to permit the construction of two (2) detached structures, subject to the following conditions:
 - i. That the final building elevations are subject to approval of Planning Staff.

6. Informational Items

5. HAC17-004 – Heritage Permits Approved Under Delegated Authority

Recommended:

- 1. That Report No. HAC17-004 be received for information.

6. Memorandum from Planner

Re: Closing Historic Schools – CHOnews Article

Recommended:

- 1. That the memorandum regarding Closing Historic Schools – CHOnews Article be received for information.

7. Extract from Council Meeting of March 28, 2017

Re: Heritage Advisory Committee Meeting Minutes of February 13, 2017, and March 6, 2017

Recommended:

- 1. That the Extract from Council Meeting of March 28, 2017, regarding the Heritage Advisory Committee meeting minutes of February 13, 2017, and March 6, 2017, be received for information.

7. New Business

8. Adjournment



**Town of Aurora
Heritage Advisory Committee
Meeting Minutes**

Date: Monday, March 6, 2017

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

Committee Members: Councillor Wendy Gaertner (Chair), Councillor Jeff Thom (Vice Chair), Neil Asselin, Barry Bridgeford, Bob McRoberts (Honorary Member), Carol Gravelle, James Hoyes, and John Kazilis

Member(s) Absent: Martin Paivio

Other Attendees: 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 7:02 p.m.

1. Declaration of Pecuniary Interest and General Nature Thereof

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

2. Approval of the Agenda

**Moved by Councillor Thom
Seconded by Bob McRoberts**

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

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- Delegation (a) Ian Ding, representing the Owner; Re: Item 1 – HAC17-003 – Heritage Permit Application, 41 Centre Street, File: NE-HCD-HPA-17-01
- Delegation (b) Chris Pretotto, Architect, and Kevin Vanderpost, Owner; Re: Item 2 – HAC17-006 – Heritage Permit Application, 82 Catherine Avenue, File Number: NE-HCD-HPA-17-04
- Delegation (c) Sasan Saadat, Owner; Re: Item 3 – HAC17-005 – Heritage Permit Application, 36 Mark Street, File Number: NE-HCD-HPA-17-02
- Delegation (d) Mark Kolb, Owner, Hidden Live Game; Re: Web Application to Celebrate History and Heritage of Aurora

Carried

3. Receipt of the Minutes

Heritage Advisory Committee Meeting Minutes of February 13, 2017

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

That the Heritage Advisory Committee meeting minutes of February 13, 2017, be received for information.

Carried

4. Delegations

**(a) Ian Ding, representing the Owner
Re: Item 1 – HAC17-003 – Heritage Permit Application, 41 Centre Street,
File: NE-HCD-HPA-17-01**

Mr. Ding provided background information on the application and was present to answer questions of the Committee.

**Moved by Councillor Thom
Seconded by Bob McRoberts**

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

Carried

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- (b) Chris Pretotto, Architect, and Kevin Vanderpost, Owner**
Re: Item 2 – HAC17-006 – Heritage Permit Application, 82 Catherine Avenue, File Number: NE-HCD-HPA-17-04

Mr. Pretotto provided a brief overview of the application and presented new elevation drawings.

Moved by John Kazilis
Seconded by Barry Bridgeford

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

Carried

- (c) Sasan Saadat, Owner**
Re: Item 3 – HAC17-005 – Heritage Permit Application, 36 Mark Street, File Number: NE-HCD-HPA-17-02

Mr. Saadat provided a brief overview of the application and was present to answer questions of the Committee.

Moved by Councillor Thom
Seconded by Barry Bridgeford

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

Carried

- (d) Mark Kolb, Owner, Hidden Live Game**
Re: Web Application to Celebrate History and Heritage of Aurora

Mr. Kolb provided an overview of the free web application Hidden Live and proposed that the Town could utilize it to celebrate the history and heritage of Aurora. He expressed interest in collaborating with the Committee to create content for the application in order to create a historical walking tour, as well as prizes and sponsorship.

Moved by Councillor Thom
Seconded by James Hoyes

That the comments of the delegation be received and referred to staff.

Carried

5. Matters for Consideration

1. HAC17-003 – Heritage Permit Application, 41 Centre Street File Number: NE-HCD-HPA-17-01

Staff provided a brief overview of the property and indicated that the building is not considered to be a heritage building within the district as it does not contribute architecturally. He stated that the proposed design would provide a more appropriate style to the Heritage District.

The Committee expressed support and inquired if the proposed designs required any zoning changes or minor variances. Staff stated that the owners appear to meet the provisions of the zoning by-law. The Committee requested that staff indicate that the Committee did not receive any reports on minor variance, should this application proceed to the Committee of Adjustment.

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

1. That Report No. HAC17-003 be received; and
2. That the Heritage Advisory Committee recommend to Council:
 - (a) That Heritage Permit Application NE-HCD-HPA-17-01 be approved for the demolition of the existing structure; and
 - (b) That the submitted plans and building elevations be approved to permit the construction of a 308m² structure; and
 - (c) That the owner be encouraged to incorporate Landscaping in keeping with Section 9.7 of the District Plan.

Carried

2. HAC17-006 – Heritage Permit Application, 82 Catherine Avenue File Number: NE-HCD-HPA-17-04

Staff provided a brief history of the property and stated that the building depicts an arts and craft style home within the district very well. Staff noted that the major changes presented in the application pertain to the rear addition and

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noted that staff support the minor changes to the front elevation. The Committee expressed support for the design of the proposed building.

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

1. That Report No. HAC17-006 be received; and
2. That the Heritage Advisory Committee recommend to Council:
 - (a) That the demolition of the existing 11.6m² rear addition be approved; and
 - (b) That Heritage Permit Application NE-HCD-HPA-17-04 be approved to permit the construction of a 60m² rear addition and expansion of the front dormer as shown on the submitted plans; and
 - (c) That the existing side door be retained.

Carried

**3. HAC17-005 – Heritage Permit Application, 36 Mark Street
File: NE-HCD-HPA-17-02**

Staff provided a brief overview of the property and indicated that the owner is willing to work with staff in regards to the design and architecture. Staff read the comments received from the design review panel.

The Committee requested staff circulate the comments of the design review panel within the report or as an additional item.

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

1. That Report No. HAC17-005 be received; and
2. That the Heritage Advisory Committee recommend to Council:
 - (a) That Heritage Permit Application NE-HCD-HPA-17-02 be approved for the demolition of the existing structure; and

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- (b) That the Owner submit revised elevations that demonstrate greater conformity with the Northeast Old Aurora Heritage Conservation District Plan; and
- (c) That the revised plans be reviewed by the Heritage Advisory Committee at a future meeting.

Carried

6. Informational Items

4. Extract from Council Meeting of February 14, 2017

Re: Memorandum from Mayor Dawe, Re: Correspondence from The Honourable Peter Van Loan, MP, York-Simcoe – Proposed Private Member's Bill C-323

Staff provided an overview of the memorandum presented at Council and the Committee expressed support.

**Moved by Bob McRoberts
Seconded by Councillor Thom**

- 1. That the Extract from Council Meeting of February 14, 2017, regarding the Memorandum from Mayor Dawe, Re: Correspondence from The Honourable Peter van Loan, MP, York-Simcoe – Proposed Private Member's Bill C-323, be received for information.

Carried

7. New Business

Bob McRoberts informed the Committee that he would be absent at the next meeting.

Councillor Gaertner inquired if the Committee was interested in designating Town Park. The Committee expressed support.

Councillor Thom inquired if the buildings on Yonge Street are listed or designated, and if it was feasible to undertake a project to review all the buildings on Yonge

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Street to ensure those worthy of designation are protected from development. Staff indicated that some buildings are designated such as the Clock tower.

8. Adjournment

Moved by Neil Asselin

Seconded by James Hoyes

That the meeting be adjourned at 8:35 p.m.

Carried

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



Legislative Services
905-727-3123
Clerks@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. Two (2) Days Prior to the Requested Meeting Date

Council/Committee/Advisory Committee Meeting Date: Heritage Committee - Meeting of April 10th, 2017	
Subject: 32 Wells Street - Owner to Discuss Plans to Remove Property from Heritage Registry and construction due to wheelchair access requirements	
Name of Spokesperson: Igor Momot and Brittany Momot	
Name of Group or Person(s) being Represented (if applicable): 	
Brief Summary of Issue or Purpose of Delegation: We have submitted elevation drawings and floor plans to the Heritage Committee for 32 Wells Street in order to have the property removed from the heritage registry. We would like to speak to the committee with regards to the plan for the property and answer any questions with regards to the submitted materials.	
Please complete the following:	
Have you been in contact with a Town staff or Council member regarding your matter of interest? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, with whom? Jeff Healey	Date: 03/16/17
<input checked="" type="checkbox"/> I acknowledge that the Procedure By-law permits five (5) minutes for Delegations.	



**Town of Aurora
Heritage Advisory Committee Report No.HAC17-007**

Subject: Heritage Permit Application
31 Catherine Avenue
File: NE-HCD-HPA-17-07

Prepared by: Jeff Healey, Planner

Department: Planning and Building Services

Date: April 10, 2017

Recommendation

1. That Report No. HAC17-007 be received; and
2. That the Heritage Advisory Committee recommend to Council:
 - a) That Heritage Permit Application NE-HCD-HPA-17-07 with respect to the front door be approved subject to the following conditions:
 - i. That the front door be comprised of wood; and
 - ii. That the design of the door be amended to be in keeping with the Gothic Revival Architecture of the home; and
 - b) That Heritage Permit Application NE-HCD-HPA-17-07 with respect to the replacement of the side window (west elevation) be denied

Executive Summary

The purpose of this report is to provide Council with direction from the Heritage Advisory Committee regarding Heritage Permit Application NE-HCD-HPA-17-07 regarding proposed alterations to 31 Catherine Avenue, designated under Part V of the *Ontario Heritage Act* as part of the Northeast Old Aurora Heritage Conservation District.

- The house is historically known as “The Reynolds House” was constructed circa 1886
- The alterations as proposed are found to not meet policies of the Northeast Old Aurora Heritage Conservation District Plan
- The owner has submitted previous Heritage permits, which were approved at under Staff review

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Report No. HAC17-007

Background

The owner of the property located at 31 Catherine Avenue submitted Heritage Permit Application NE-HCD-HPA-17-07 on March 16, 2017. The house can be described as a one and a half storey, Ell Shaped Gothic Revival home.

The subject property was designated in 2006 under Part V of the *Ontario Heritage Act* as part of the Northeast Old Aurora Heritage Conservation District. Section 42 of the *Act* states that,

No owner of property situated in a heritage conservation district that has been designated by a municipality under this Part shall do any of the following, unless the owner obtains a permit from the municipality to do so: "1. Alter, or permit the alteration of, any part of the property, other than the interior of any structure or building on the property; 2. Erect, demolish or remove any building or structure on the property or permit the erection, demolition or removal of such a building or structure.

The Heritage Permit Application was deemed complete by staff on March 23, 2017. Council has 90 days to respond to the Application or else the Application is automatically approved.

Location

The subject property is located on the south side of Catherine Avenue, between Yonge Street and Spruce Street (See Attachment 1). The District Plan has identified this block of Catherine Avenue to have "a very high heritage value".

Heritage Features of the Existing Building

The existing building can be described as a 1 ½ storey structure with a front gable roof. The building is finished with brick cladding. The building features double-hung windows, including a 3-bay window on the front elevation and the east elevation. A pale-green wood corner verandah leads up to the front entrance, comprised of six wood columns and wood railings. The building is ordained in decorative trim under the gable roof, also coloured in pale-green. Overall, the building appears to be an excellent example of Gothic Revival architecture and is considered a contributing building within the Heritage Conservation District.

Analysis

On March 23 2017, staff issued a Notice of Receipt on behalf of Council as per By-law 5365-11 (being a By-law to delegate certain assigned Council authority under the *Ontario Heritage Act* regarding the power to consent to alterations of designated heritage properties).

Photos provided by the applicant identify the rear addition as a one storey wood frame structure, sided with wood board and batten. Unfortunately there are no Fire Insurance

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Report No. HAC17-007

Plans to verify the construction date of the addition. It is noted that a new detached garage was constructed on the lands (approved by Heritage Permit) in 2010.

Proposed Alterations

Upon speaking to the owners in advance of submission of the heritage permit application, it was identified that the proposed changes are to increase the amount of sunlight within the home. The owners are proposing the following changes to the home:

- Remove the existing front door and transom and replace with a fully glazed steel front door
- Remove the existing window on the west elevation and replace the window with a modern heritage window design

Since the house is designated under Part V of the *Act* any additions or alterations should be in compliance with the Northeast Old Aurora Heritage Conservation District Plan (the District Plan). Several policies were considered in reviewing the Application.

With respect to the door Section 9.2.4 and 9.2.4.1 of the District Plan identify appropriate and inappropriate style of doors. The owners propose a fully glazed steel door as the main entrance for the home. The District Plan states that *modern door designs are not appropriate in heritage buildings, even when tricked up as "heritage" items*. Metal is not considered an appropriate material for doors within the District Plan. It is noted that the owners are willing to incorporate a wood door with the same design.

With respect to the Transom, it is noted that Section 9.3.1 of the District Plan that "*new construction should not damage or conceal heritage features*" and "*new construction should consider restoration of heritage features that have been lost or concealed by previous renovations*". Although the side window is not original to the home, the window has become a heritage attribute to the home over time. Staff recommend that the existing transom be restored or replaced with a new transom, which is in keeping with the design of the new front door.

The height of the front door is proposed at 2.3 meters (7 feet, 8 inches). The proposed height of the front door is too tall, therefore is out of scale and proportion with the rest of the home. Section 9.2.4 of the District Plan further emphasizes the necessity for transoms and doors which are scaled appropriately with the main building. Staff recommend that a transom be incorporated in the design of the new front door.

Staff recognize the design "F" under Section 9.2.4 identified as "Fully-Glazed Wood Door" as an appropriate style of door within the Heritage District. However, staff are of the opinion that a fully-glazed door is not in keeping with the Gothic Revival Architecture of the home. Staff recommend that the owners propose a new front door design which incorporates less glazing. Glazing consistent with the existing front door on the home is recommended. Upon speaking with the owners with regards to the front door, the owners are willing to use a $\frac{3}{4}$ glazed wood door with no changes to the height.

With respect to the window proposed to be removed and replaced on the west elevation can be described as a three pane, wood framed, box window. The window does not

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Report No. HAC17-007

appear to be original to the home, but was likely installed in the 1920's or 1930's. It is noted that Section 9.3.1 of the District Plan states that "*new construction should not damage or conceal heritage features*" and "*new construction should consider restoration of heritage features that have been lost or concealed by previous renovations*".

Although the side window is not original to the home, the window has become a heritage attribute to the home over time.

The proposed replacement is to match the window with a modern heritage designed window located to the north on the west elevation. The proposed window design is not desirable as the design reflects a modern heritage design and does not attempt to retain the look or appearance of the existing window. It is recommended that the side window be retained and restored on the property.

Recent Heritage Permits Approved by Staff

Heritage Permit application NE-HCD-HPA-16-07 was approved by Staff on September 16, 2016. The permit involved the installation of a new double hung window on the west elevation of the structure, located at the north-west corner of the building.

Heritage Permit application NE-HCD-HPA-17-03 was approved by Staff on February 16, 2017. This permit requested the removal of existing vents underneath the front gable and side gable roofline on the front and west elevation, to be replaced with windows. The second component of the heritage permit was the installation of a new sunroof on the east facing roof.

Alterations Not Subject to a Heritage Permit

In addition to the proposed changes, the owners propose to repaint the pale green trim and verandah to "off-black". Although there is no heritage permit required for repainting a heritage building, the owners are encouraged to review the practices and procedures for painting heritage homes identified in Section 9.3.4.8 of the District Plan.

Board and batten siding was installed on the rear elevation of the home and mudroom on the east elevation. Staff do not have prior record of board and batten siding installed at these locations. The owners have stated that this was installed prior to their ownership.

New patio windows were installed on the rear elevation of the home and an existing window was replaced with a new window was at the south west corner of the building. The size of the window on the south west corner was increased considerably compared to the original window. The patio windows new window at the south west corner are out of view from the street, therefore do not require a heritage permit.

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Report No. HAC17-007

Design Review Panel

Not required.

Financial Implications

There are no financial implications.

Communications Considerations

No Communication Required.

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.

Alternatives to the Recommendation

None.

Conclusions

It is recommended that Heritage Permit application NE-HCD-HPA-17-07 for the property located at 31 Catherine Avenue be amended to address staff comments. The design of the front door requires further review to incorporate a design that is in keeping with the Gothic Revival Architectural style of the home. With respect to the side window, it is recommended that the existing window be retained and restored as the window serves as a heritage attribute to the home. Once a Heritage Permit Application is received, Council has ninety (90) days from the date of issuing a Notice of Receipt to: consent to the application with or without terms and conditions, or refuse the application.

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Report No. HAC17-007

Attachments

Attachment #1 – Location Map
Attachment #2 – Heritage Resource Brief (2010)
Attachment #3 – Photos of Alterations

Previous Reports

None.

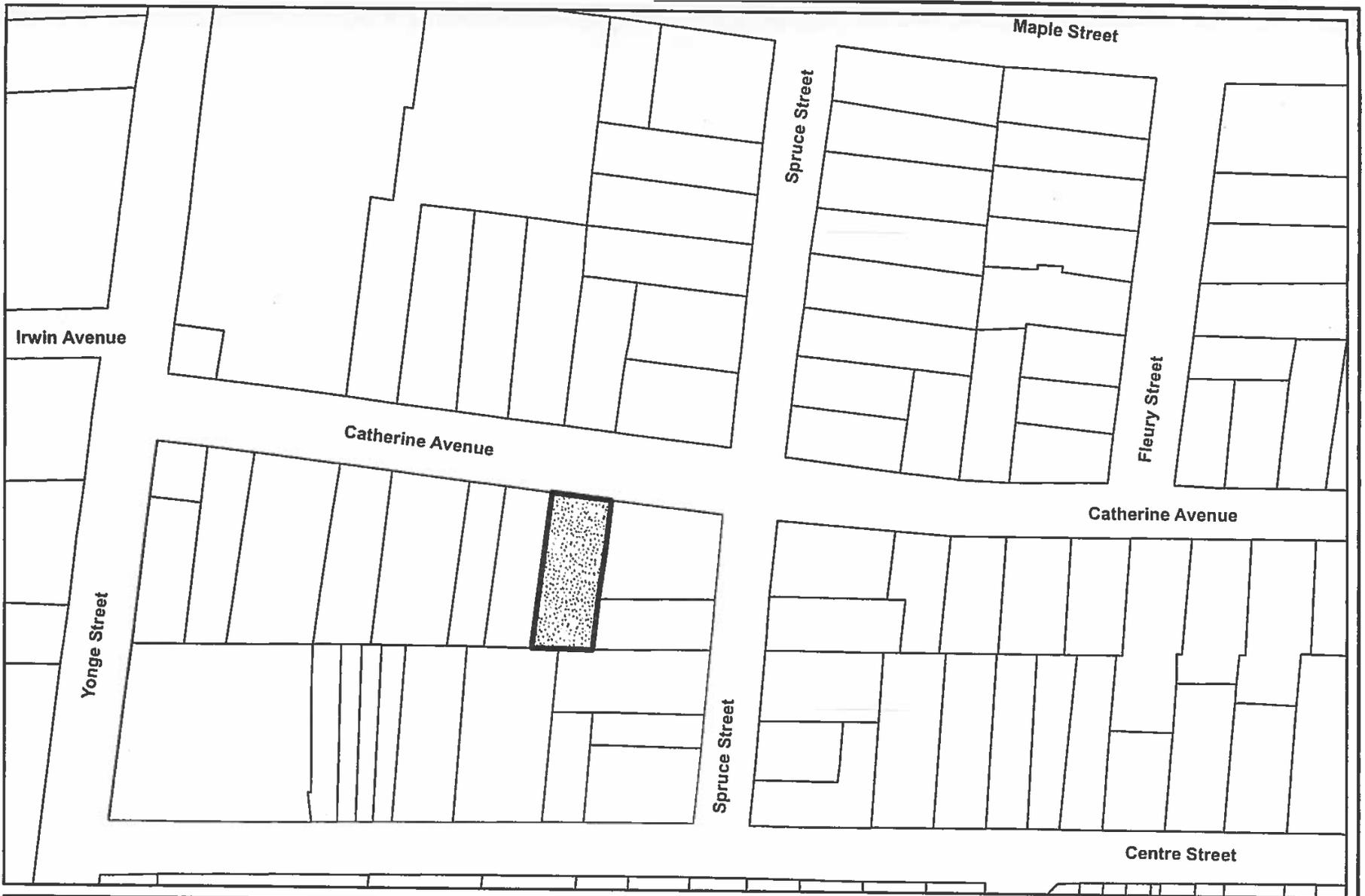
Pre-submission Review

Agenda Management Team Meeting review on March 30, 2017.

Departmental Approval



Marco Ramunho
Director, Planning and Building Services

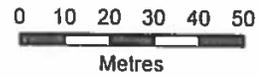


LOCATION PLAN

HAC17-007
31 CATHERINE AVENUE
ATTACHMENT 1



SUBJECT LANDS



Map created by the Town of Aurora Planning and Building Department, March 20, 2017. Base Data Provided by York Region.

Attachment 2

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

SITE	<p>Address: 31 Catherine Avenue Former Address: Legal Description: PLAN: 5 PART LOT: 20-23</p>
STATUS	<p>Current Use: Residence Original use: Residence Heritage Status: Listed & designated Pt V NE By-law No. & Date: Part V 4804-06.D Old Aurora, AHC Plaque Official Plan: Urban Residential Zoning: R5 (Special Mixed Density) HCD: Plaques: Wooden Plaque (1992)</p>
PHOTOGRAPH	
KEY MAP	<p></p>

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

ARCHITECTURE

GENERAL INFORMATION:

Address:	31 Catherine Avenue	Builder:	
Construction Date:	1886	Architect:	
Architectural Style:	Ell-shaped House Gothic Revival	Original Owner:	
Heritage Easement:		Historical Name:	

GENERAL DESCRIPTION:

Floor Plan:	L-shaped	Storey:	1 ½
Foundation Materials:			
Exterior Wall Materials:	Brick		
Roof Type:	Gable	Windows:	Bay and grouped windows
Entrance:		Bays:	

UNIQUE FEATURES:

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

HISTORY

Historical Society files include:

Town of Aurora files include:

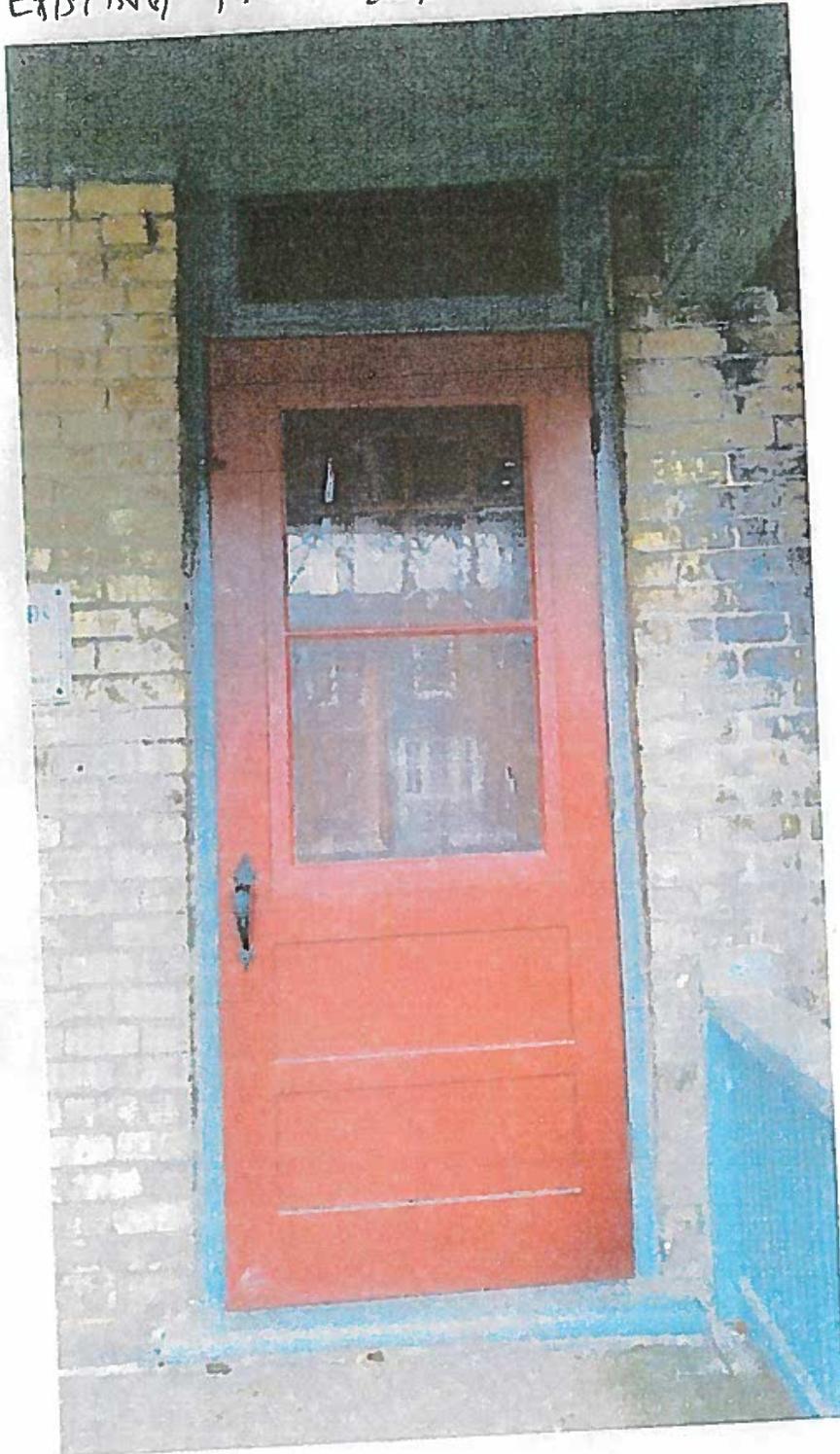
PHOTOS:

HISTORICAL PHOTO	1995 INVENTORY PHOTO
Photo date	Photo date

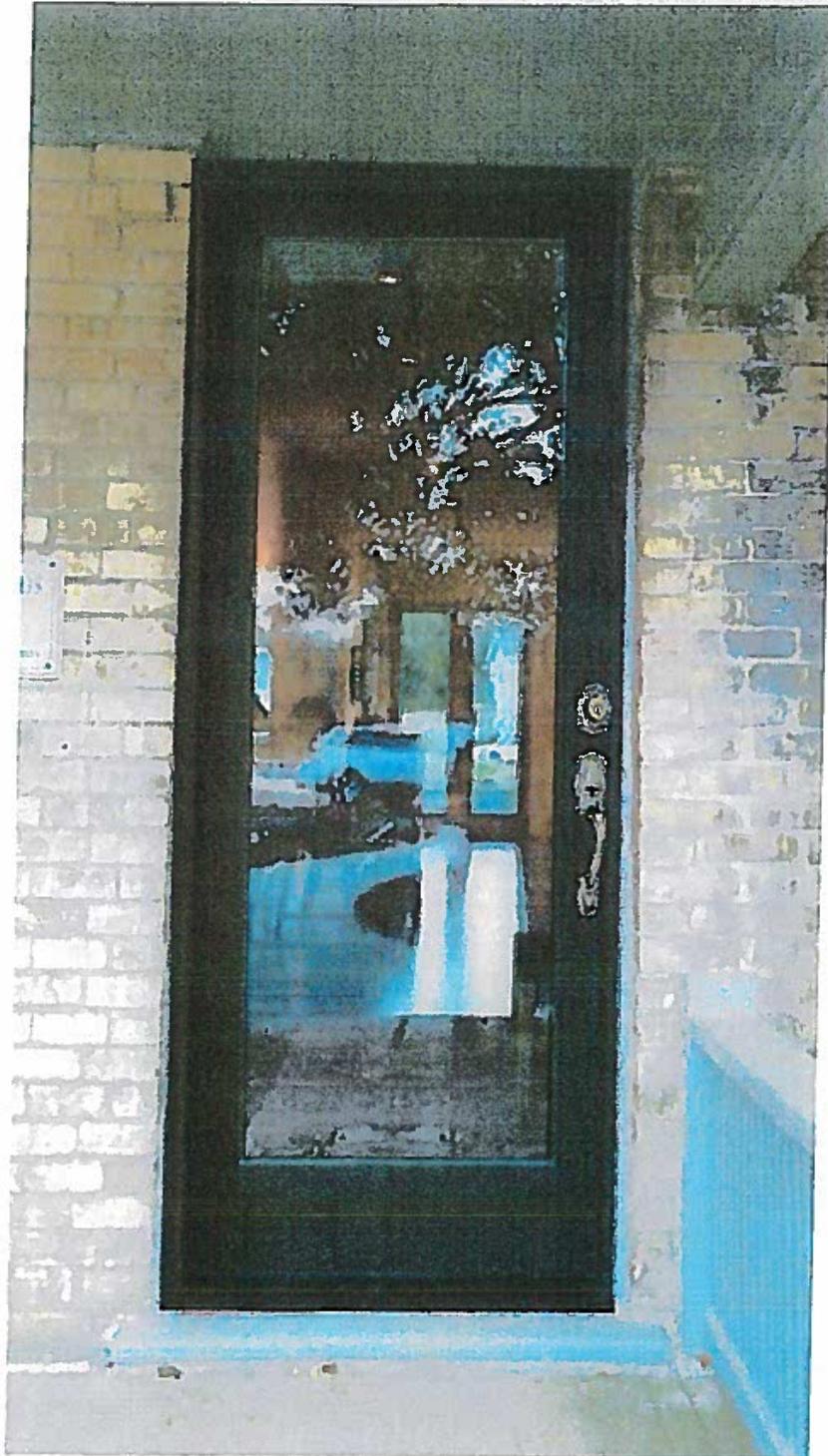
The Aurora Inventory of Heritage Buildings was compiled by the Aurora Heritage Advisory Committee (LACAC) between 1976 and 1981. The completed inventory was adopted by Council and released in 1981. On September 26, 2006 Aurora Council at its meeting No. 06-25, has officially changed the name of the Aurora 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.

Attachment 3

EXISTING FRONT DOOR

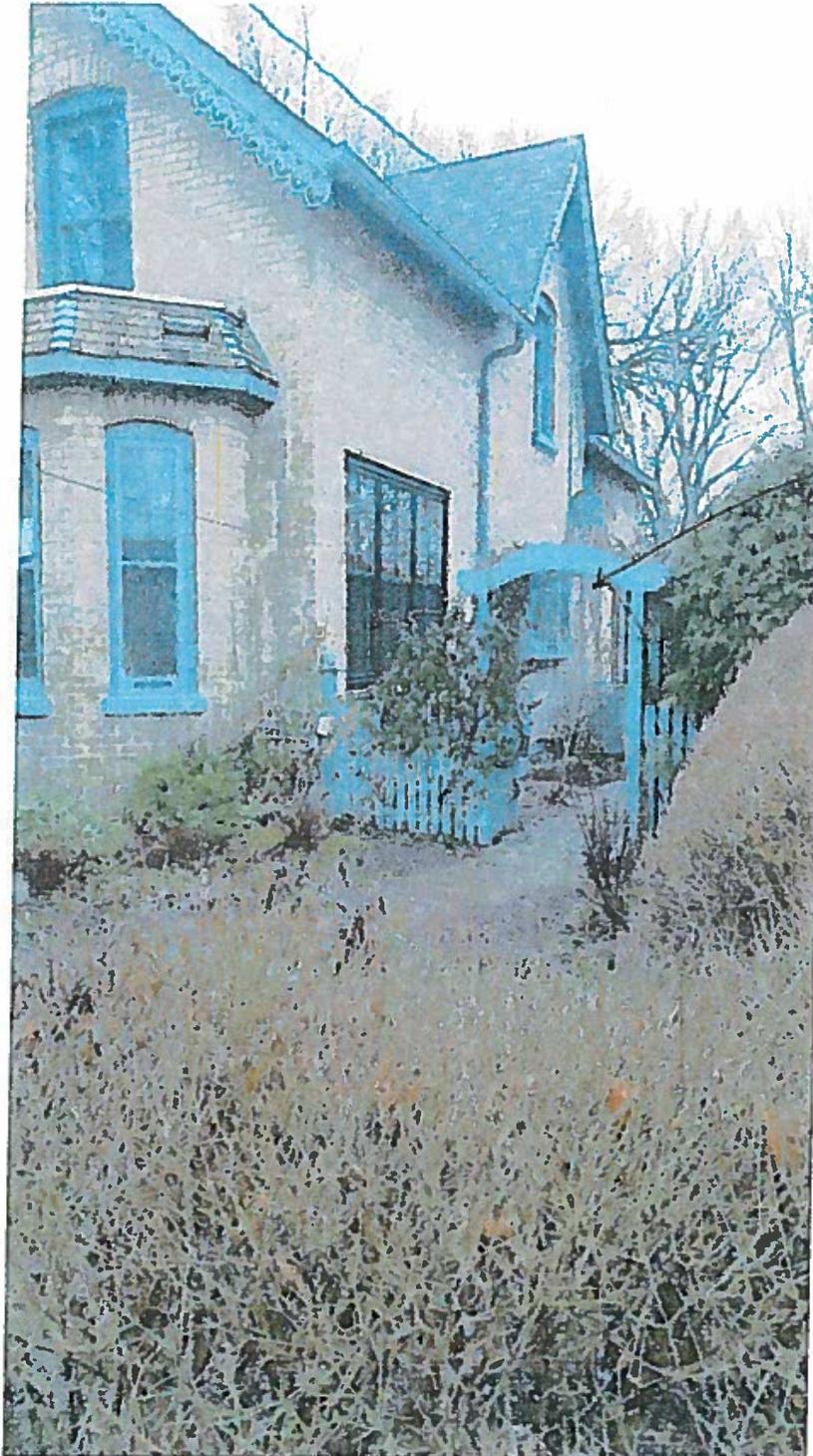


PROPOSED FRONT DOOR RENDERING



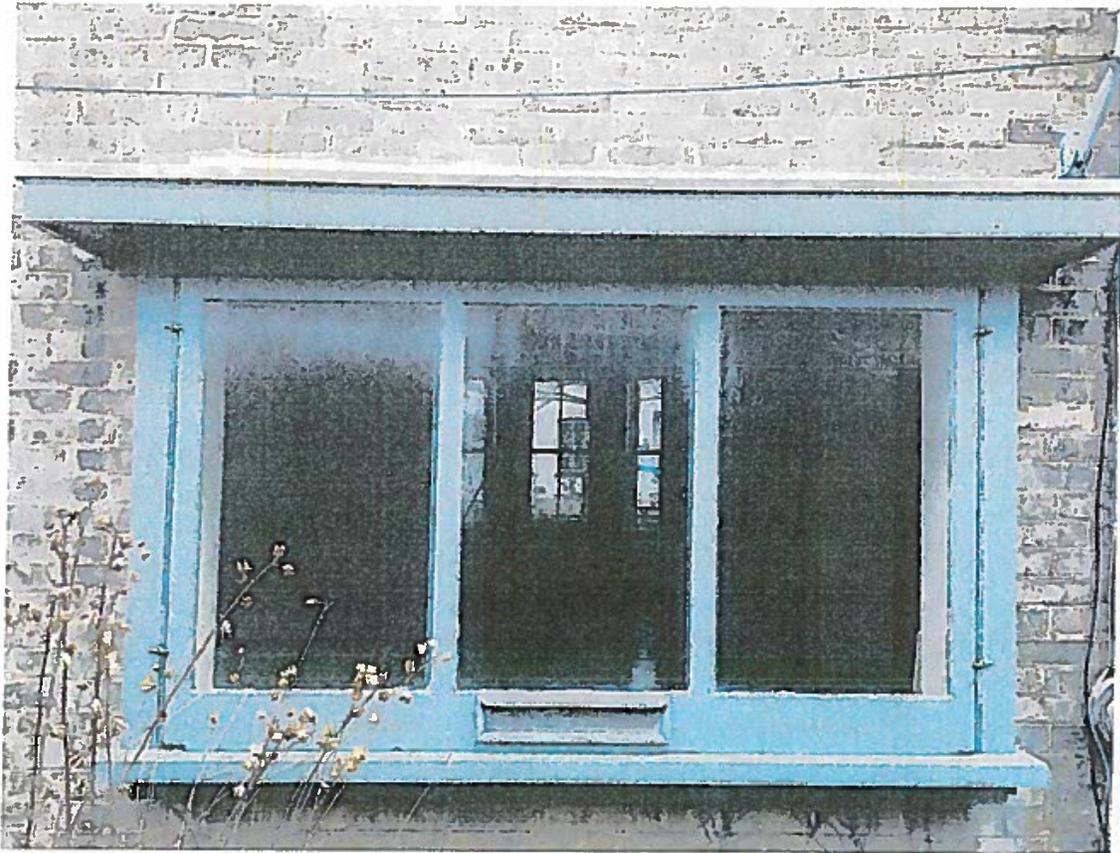
7'-8" x 2'-10"

EXISTING STREETScape



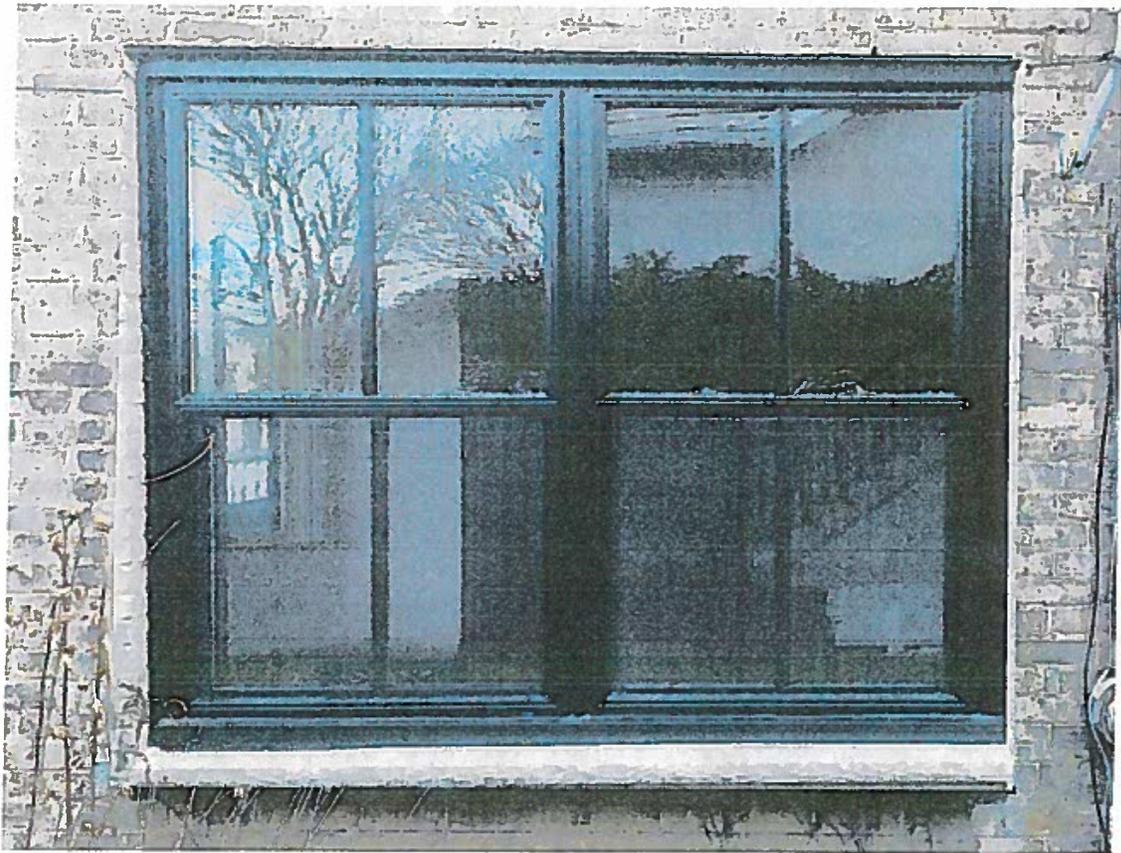
EXISTING WINDOW

EXISTING WINDOW



6'11" x 3'9"

PROPOSED WINDOW ELEVATION / RENDERING



6'-6" x 5'-2"



**Town of Aurora
Heritage Advisory Committee Report No.HAC17-008**

**Subject: Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest
32 Wells Street**

Prepared by: Jeff Healey, Planner

Department: Planning and Building Services

Date: April 10, 2016

Recommendation

- 1. That Report No. HAC17-008 be received; and**
- 2. That the Heritage Advisory Committee recommend to Council:**
 - a) That the property located at 32 Wells Street be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest; and**
 - b) That future building elevations are subject to approval of Planning Staff to ensure the proposed new dwelling will maintain the heritage character of the area.**

Executive Summary

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 32 Wells Street from the Aurora Register of Properties of Cultural Heritage Value or Interest.

- The structure was constructed circa 1880 and can be described as a 1 ½ storey Ontario House
- A Heritage Impact Statement was prepared for the subject lands, prepared by Bray Heritage with Letourneau Heritage Consulting Inc and Amy Barnes Consulting, dated February 2017
- The owners have submitted conceptual elevations for a new single detached dwelling

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Report No. HAC17-008

Background

The owner of the property located at 32 Wells 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 March 16, 2017.

Location

The subject property is located on the west side of Wells Street between Wellington Street East and Mosley 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 an Ontario House. The building was constructed c. 1880, the builder of the main structure is unknown.

Provisions of the Ontario Heritage Act for delisting process

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,

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.

Analysis

History of the Property

The land parcel for 32 Wells Street was sold by John Mosley to William Edwards, general labourer in 1869. By 1870, Long's Box Factory was constructed at the northwest corner of Wells Street and Mosley Street and occupies up the west side of Wells Street to the southern property line of 32 Wells Street. The factory would exist until circa 1900 with new home construction by 1920. The house was constructed circa

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1880, presumably under the ownership of William Edwards. The lands would be sold in succession as follows- 1910- 1912 Albert Machell, builder; 1912-1920 Agnes Williamson; 1920-1930 Rosella Holder, widow; 1930-1945 David Ellis, tanner; 1945-1972 Walter Cole, dairyman. Victor Priestly briefly owns the property from 1972 to 1973. Other owners of the property are Noel and Earmanna Crossman, William Simpson and Denise O'Sullivan. For more information on the history of the property please find the Heritage Impact Statement prepared by Bray Heritage with Letourneau Heritage Consulting Inc and Amy Barnes Consulting, dated February 2017 (see Attachment 4).

Heritage Features of the Existing Building

The existing building can be described as a 1 ½ storey structure with a side gabled roof including a centre gable with a 1 over 1 double hung sash window with a semi-circular fixed design. The building displays a front porch comprised of slab-on-grade concrete, supported by four metal columns ordained with metal railings. The front façade displays two 1 over 1 double-hung windows on the first floor. The building was originally sided with wood clapboard, but has since been covered with yellow aluminum siding. A 1 storey rear addition was added onto to the home, likely shortly after the construction of the main building. A consistent trait on the home are the 1 over 1 double hung windows. The windows on the second storey and on the side elevations of the first storey appear to be original to the home. The property does not contain any accessory structures, however the Owner's Heritage Consultant has identified a previous accessory structure which existed during the mid-20th Century.

A site visit was conducted on March 24 2016. The interior of the building appears to have been heavily modified in the 1970's. The building has been converted into a duplex, with one unit on the ground floor and a second unit on the second floor. Very few original heritage elements remain within the home. It must also be noted that the house is currently sinking in multiple locations.

The neighbourhood comprises of Listed Heritage Properties

Wells Street, between Wellington Street East to the north and Mosley Street to the south, encompasses a total of fifteen (15) properties, twelve (12) of which are listed on the Aurora Register of Properties of Cultural Heritage Value or Interest.

This portion of Wells Street contains a wide variety of architectural styles including, Georgian Confederation Cottages, Arts and Crafts, Ontario House and Edwardian/ Foursquare architectural styles. It is noted that 32 Wells Street is located within close proximity of three (3) properties Designated under Part IV of the *Ontario Heritage Act*. The designated properties are as follows:

- 40 Wells Street- De La Haye House
- 65 Wellington Street East- The George W. Graham House
- 69 Wellington Street East- The Carpenter's House

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Southeast Old Aurora Heritage Conservation District

Between 2013 and 2014, Wells Street and the surrounding neighbourhood was considered as part of a potential Heritage Conservation District. As there is no Heritage Conservation District in place, the property must be evaluated under O. Regulation 09/06.

Building Evaluation

The Evaluation Working Group met to perform an objective evaluation of the subject property on Monday March, 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 in the low end of 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 final weighted score for 32 Wells Street to be 49.3/100.

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Architectural Salvage

A site visit of the subject lands occurred on Wednesday March 24, 2017. The site visit identified items which could be salvaged as part of the Aurora Architectural Salvage Program. A series of items considered for salvage are identified below:

- Closet Door
- Basement Door

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. Elevations of the proposed building type were provided by the owner are shown in Attachment 4.

The applicant is proposing to build a new single detached residence. The new design can be described as a bungalow, designed in a contemporary style with elements derived from Arts and Crafts styles. The owner's propose the new structure to be clad with brick. A double car attached garage is proposed on the south side of the building, setback from the front verandah. The proposed home is expected to meet all provisions of the zoning by-law with the exception of Lot Coverage, which is proposed at 38% (the zoning by-law permits a maximum of 35%).

Staff have requested amendments to the design of the proposed home to reduce the impact of the garage on the front elevation to be in keeping with the surrounding neighbourhood. Planning Staff will work with the applicant on detailed aspects of the building during the building permit process.

Design Review Panel

The application was reviewed by the Design Review Panel on March 31, 2017. The Panel finds the proposed one storey building a refreshing example of scale within an established heritage neighbourhood. The Panel has requested the following changes to the design of the homes:

- Recommendation to recess the garage approximately 4 or 5 feet from the front face of the building to reduce the perception of the garage, this will result in a minor change to the corresponding floor plans
- Consideration to incorporate an archway in front of the garage with the garage setback
- Request for cedar shingles under the dormers on the front elevation
- Request to review a grading plan to compare existing vs. proposed drainage

Financial Implications

There are no financial implications.

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Communications Considerations

No Communication Required.

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.

Alternatives to the Recommendation

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

Conclusions

The subject was evaluated using the Town of Aurora Heritage Building Evaluation Guide and was rated in the low end of Group 2, which encourages the retention of the building as well as designation under the *Ontario Heritage Act*. It is recommended that the proposed elevations are subject to approval of Planning Staff to ensure a future new dwelling will maintain the heritage character of the area. Staff recommend the Heritage Advisory Committee remove of 32 Wells Street from the Aurora Registrar of Properties of Cultural Heritage Value or Interest.

Attachments

Attachment #1 – Location Map

Attachment #2 – Heritage Resource Brief (2010)

Attachment #3 – Evaluation Working Group Score, 32 Wells Street

Attachment #4 – Photos of 32 Wells Street (2017)

Attachment #5 – Proposed Design- 32 Wells Street

Attachment #6 – Heritage Impact Statement prepared by Bray Heritage with Letourneau Heritage Consulting Inc and Amy Barnes Consulting, dated February 2017

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Report No. HAC17-008

Previous Reports

None.

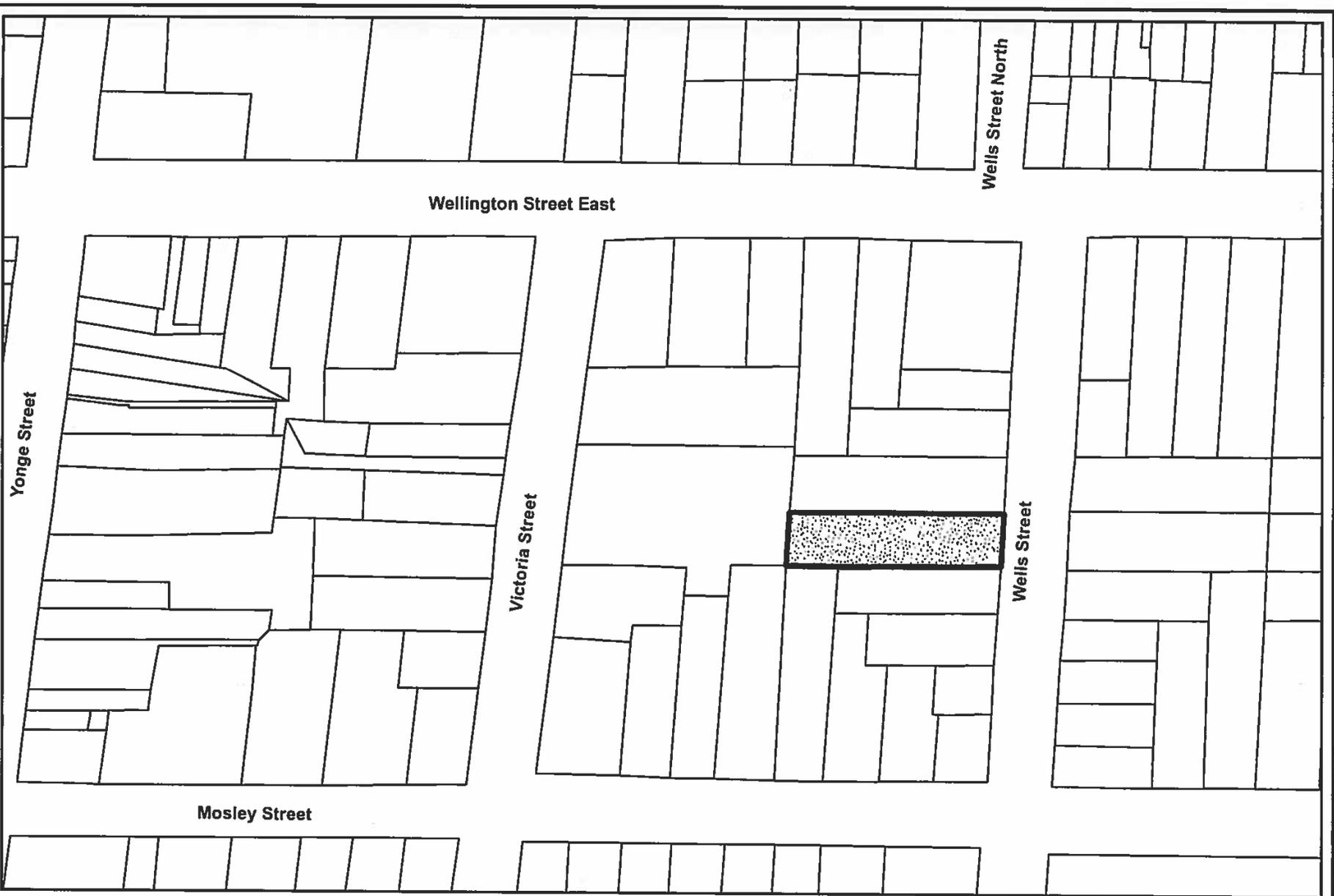
Pre-submission Review

Agenda Management Team Meeting review on March 30, 2017

Departmental Approval

A handwritten signature in black ink, appearing to read 'M. Ramunno', with a long horizontal flourish extending to the right.

**Marco Ramunno
Director, Planning and Building Services**

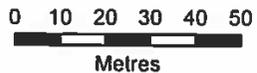


LOCATION PLAN

HAC17-008
32 WELLS STREET
ATTACHMENT 1

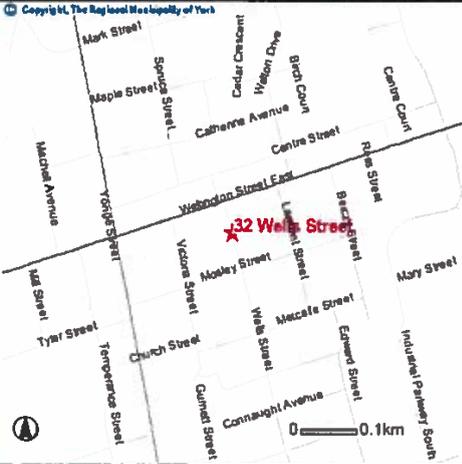


SUBJECT LANDS



Attachment 2

AURORA INVENTORY OF HERITAGE BUILDINGS

S I T E	ADDRESS: 32 Wells Street LEGAL DESCRIPTION: PLAN: 68 LOT: 2	
S T A T U S	PRESENT USE: Residence HERITAGE DESIGNATION: Undesignated OFFICIAL PLAN: Urban Residential	ORIGINAL USE: Residence 1995 INVENTORY ZONING: R5 (Special Mixed Density)
P H O T O G R A P H		
K E Y M A P		

AURORA INVENTORY OF HERITAGE BUILDINGS

A ADDRESS: 32 Wells Street
R CONSTRUCTION DATE: c1880 STYLE: Ontario House
C BUILDER:

GENERAL DESCRIPTION:

H PLAN: STOREYS: 1 ½ BAYS:
I FOUNDATION MATERIAL:
T EXTERIOR WALL MATERIAL:
E ROOF TYPE: Gable, center gable
C WINDOWS:
T ENTRANCE:

UNIQUE FEATURES:

U CHIMNEY (S):
T DORMERS:
U ROOF TRIM:
R WINDOW TRIM:
E SPECIAL WINDOWS: Semi-circular window
DOOR TRIM:
PORCH/VERANDAH: Verandah
OTHER: Synthetic siding; addition

H
I
S
T
O
R
Y

Historical Society file includes...
- 1981 B/W photo Vol.1 #3.

Attachment 3

HERITAGE BUILDING EVALUATION: SCORE SHEET

Municipal Address: 32 Wells Street
 Legal Description: _____ Lot: _____ Cons: _____
 Date of Evaluation: March 29/17 Name of Recorder: JH

Group: 2

HISTORICAL	E	G	F	P	TOTAL
Date of Construction	<u>30</u>	20	10	0	30/30
Trends/Patterns/Themes	40	<u>27</u>	14	<u>0</u>	27/40
Events	15	10	5	<u>0</u>	0/15
Persons/Groups	15	10	<u>5</u>	0	5/15
Archaeological (Bonus)	10	7	3	<u>0</u>	0/10
Historic Grouping (Bonus)	10	7	3	<u>0</u>	0/10
Construction Date (Bonus)	10				1/10
HISTORICAL TOTAL					62/100

ARCHITECTURAL	E	G	F	P	TOTAL
Design	20	<u>13</u>	7	0	13/20
Style	30	20	<u>10</u>	0	10/30
Architectural Integrity	20	<u>13</u>	7	0	13/20
Physical Condition	20	13	7	<u>0</u>	0/20
Design/Builder	10	7	3	<u>0</u>	0/10
Interior (Bonus)	10	7	3	<u>0</u>	0/10
ARCHITECTURAL TOTAL					36/100

ENVIRONMENTAL	E	G	F	P	TOTAL
Design Compatibility	40	<u>27</u>	14	0	27/40
Community Context	20	13	<u>7</u>	0	7/20
Landmark	20	13	7	<u>0</u>	0/20
Site	<u>20</u>	13	7	0	20/20
ENVIRONMENTAL TOTAL					54/100

SCORE	INDIVIDUAL	OLD AURORA
Historical Score	X 40% = _____	62 X 20% = <u>12.4</u>
Architectural Score	X 40% = _____	36 X 35% = <u>12.6</u>
Environmental Score	X 20% = _____	54 X 45% = <u>24.3</u>
TOTAL SCORE	<input type="text"/>	<input type="text" value="49.3"/>
GROUP 1 = 70-100	GROUP 2 = 45-69	GROUP 3 = 44 or less

Attachment 4

PHOTOS OF 32 WELLS STREET (2017)



Front elevation- Looking West



Side Elevation- Looking West, note the entrance to the upper floor unit.

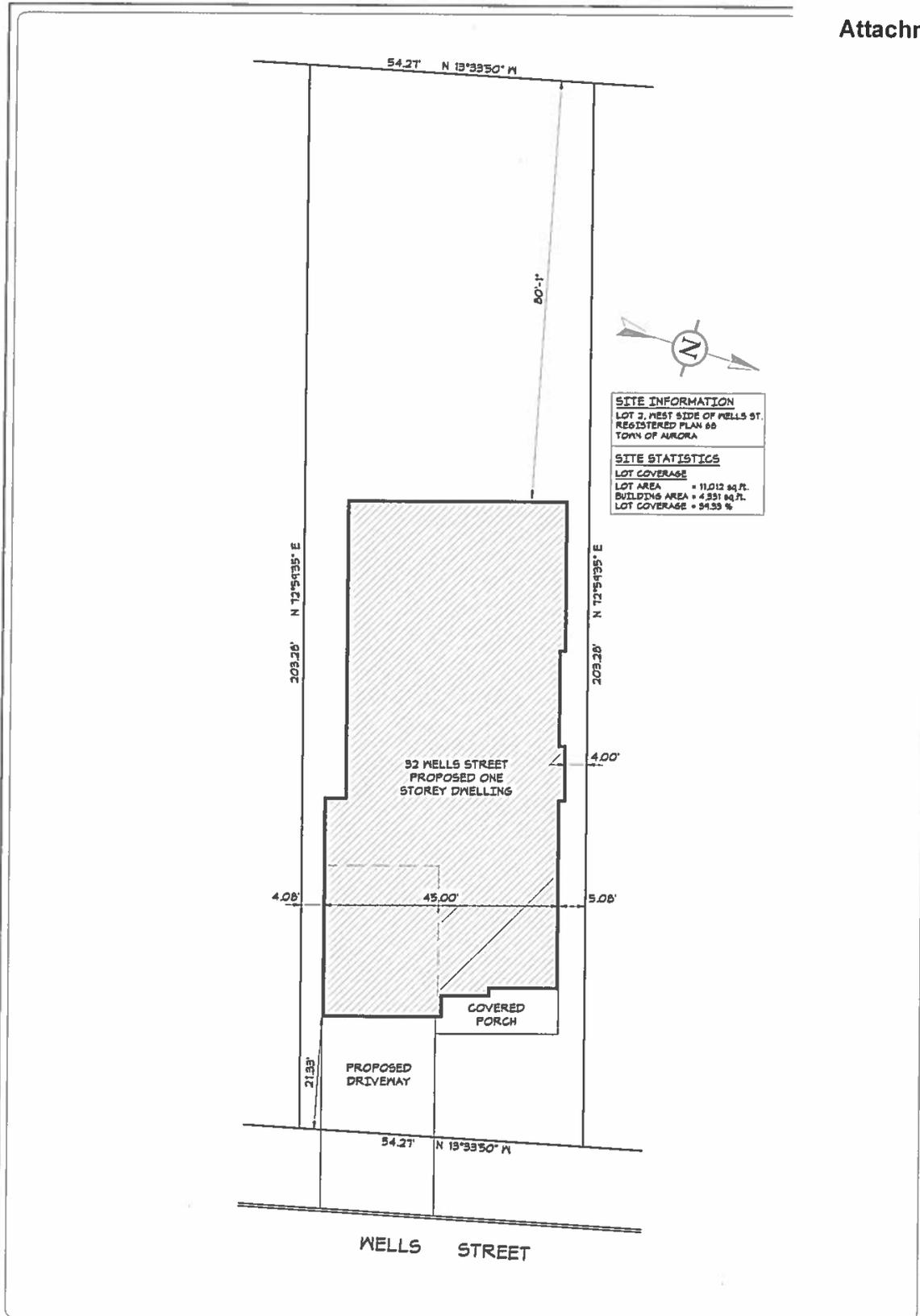


Rear elevation- Looking East

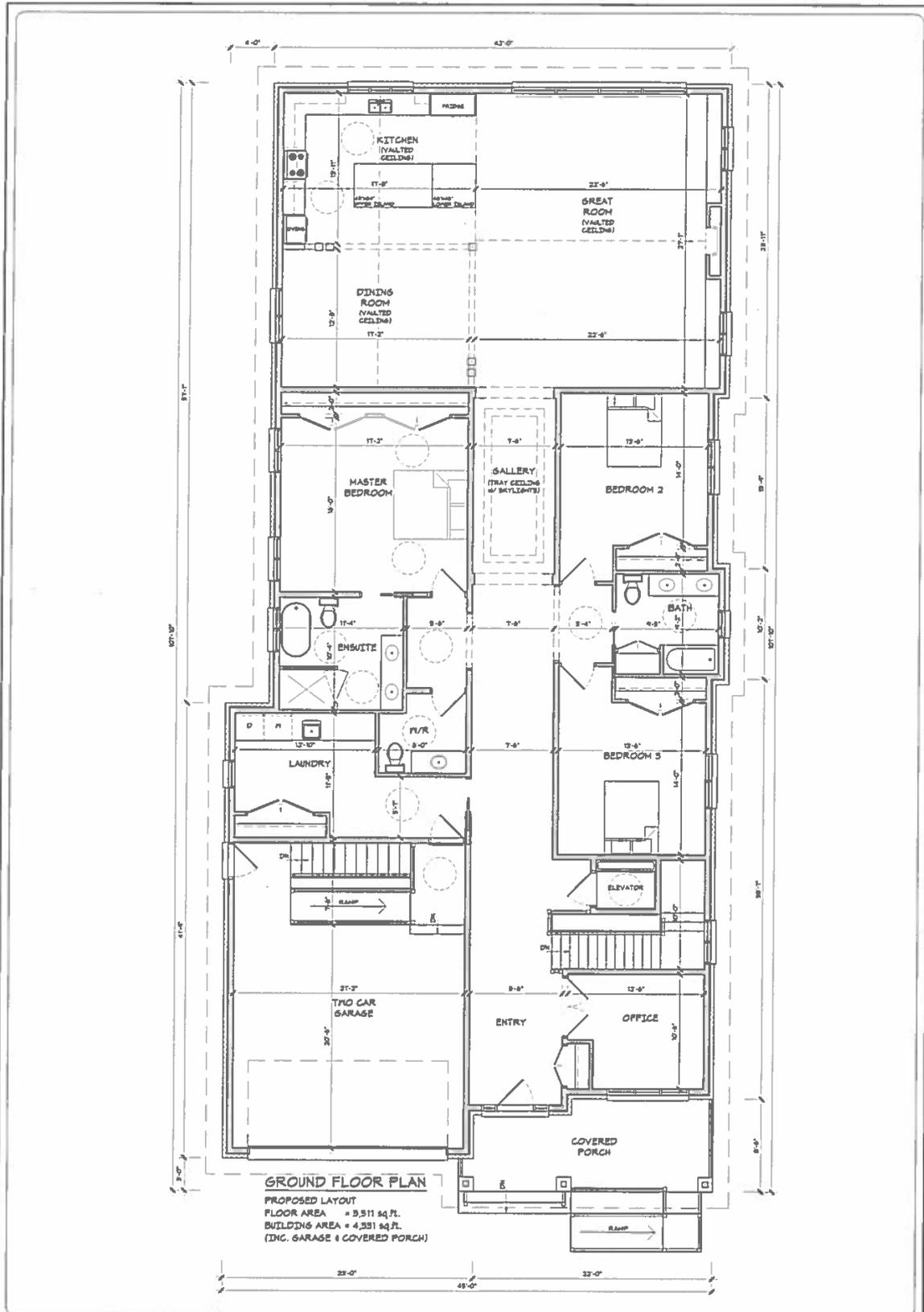


Closet Door- potential for salvage.

Attachment 5



<p>GENERAL NOTES:</p> <ul style="list-style-type: none"> • ALL CONSTRUCTION IS TO CONFORM TO SECTION "N" OF THE ONTARIO BUILDING CODE (LATEST EDITION). • CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS. • DO NOT SCALE DRAWINGS. • OWNER / CONTRACTOR / DESIGNER IS RESPONSIBLE TO RE-CLASH AND DESTROY ALL PREVIOUS AND UN-REVISED COPIES OF THIS DRAWING. • THESE DRAWINGS ARE THE PROPERTY OF THE GREGORY DESIGN GROUP AND / OR ITS CLIENTS ONLY. • BUILDING PERMITS SHOULD BE OBTAINED PRIOR TO COMMENCING CONSTRUCTION. 	<p>PROJECT TITLE</p> <p>PROPOSED HOUSE DESIGN 32 WELLS STREET TOWN OF AURORA</p>	<p>THE GREGORY DESIGN GROUP</p> <p>50 McINTOSH DRIVE, UNIT 140 MARKHAM, ONTARIO L3R 5T3 OFFICE (905) 475-4767 FAX (905) 475-6496 shane@gregorydesigngroup.net</p>	<p>SCALE 1/8"=1'-0"</p> <p>PROJECT NUMBER 1985-17</p> <p>DRAWN BY S. Gregory</p> <p>CHECKED BY R.G.</p>	<p>DATE 02/23/17</p> <p>SHEET NUMBER SP-1</p>
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<p>GENERAL NOTES:</p> <ul style="list-style-type: none"> • ALL CONSTRUCTION IS TO CONFORM TO SECTION 704 OF THE ONTARIO BUILDING CODE (LATEST EDITION). • CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS. • DO NOT SCALE DRAWINGS. • OWNER / CONTRACTOR / DESIGNER IS RESPONSIBLE TO RE-GLAZE AND DESTROY ALL PREVIOUS AND UN-REVISED COPIES OF THIS DRAWING. • THESE DRAWINGS ARE THE PROPERTY OF THE GREGORY DESIGN GROUP AND / OR ITS CLIENTS ONLY. • BUILDING PERMITS SHOULD BE OBTAINED PRIOR TO COMMENCING CONSTRUCTION. 	<p>PROJECT TITLE</p> <p>PROPOSED HOUSE DESIGN 32 WELLS STREET TOWN OF AURORA</p>	<p>THE GREGORY DESIGN GROUP</p> <p>50 McINTOSH DRIVE, UNIT 140 MARKHAM, ONTARIO L3R 5T3 OFFICE (905) 479-4767 FAX (905) 479-5456 shane@gregorydesigngroup.net</p>	<p>SCALE 1/8"=1'-0"</p> <p>PROJECT NUMBER 1985-17</p> <p>DRAWN BY S.Gregory</p> <p>CHECKED BY R.G.</p>	<p>DATE 03/09/17</p> <p>SHEET NUMBER A-1</p>
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Attachment 6

32 Wells Street, Aurora, Ontario



March 2017

Heritage Impact Statement

Prepared for:

Igor Momot

Prepared by:

Bray Heritage

with

Letourneau Heritage Consulting Inc.

Amy Barnes Consulting

1.3 Description of Subject Property

The subject property is "Listed" under Section 27 of the *Ontario Heritage Act* on the Town's Register of Properties of Cultural Heritage Value or Interest ("the Register").

32 Wells Street contains a modest 1 1/2 storey frame gable roofed residential building aligned parallel and close to the street, with a central entrance over which is a gable. To the rear (west) is a 1-1/2-storey wing with a one storey gable-roofed extension and a one storey shed-roofed addition to the south. The survey plan of 1978 shows a metal-clad frame detached garage located NW of the house; this garage is no longer extant.

The façade contains single 1/1 double-hung sash windows on the first storey flanking a central entrance door (glazed upper half, with metal glazed outer door). Over the entrance and across the façade is a shallow-pitched porch roof supported by decorative metal posts. Decorative metal railings are anchored on a poured concrete pad constructed slab-on-grade. A concrete walkway extends from the porch to the municipal sidewalk. Over the porch in the central gable is a single 1/1 double-hung sash window with a semi-circular fixed light above. The exterior is clad with horizontal aluminum siding under which is shiplap wooden cladding. The roof is clad in asphalt shingles.



Wells Street façade

32 Wells Street, Aurora, Ontario | Heritage Impact Statement



Wood siding under aluminum cladding

The south elevation of the structure has single 1/1 double-hung sash windows centred in the first storey and centred in the gable end above. A metal chimney extends up the wall and cuts through the eave on the front face of the gable. The side addition has an entrance door over which is a shallow gable. There is also a pair of single 1/1 windows on either side of a second door. The west end of the addition has a single 1/1 window. In the 1 1/2 storey wing above is a single 1/1 window in the south face near the join with the main block. The one storey rear extension has two 1/1 windows in the south face. The wing and extension both have single 1/1 windows placed asymmetrically in the west gable ends.

Heritage Impact Statement | 32 Wells Street, Aurora, Ontario



South elevation



Side addition and rear wing

The north elevation of the structure has a brick chimney that extends through the ridge of the eave of the main block. There is a single 1/1 double-hung sash window on the west side of the chimney in the first storey of the main block and of the rear wing. The second storey is accessed by an exterior wooden stair leading to a metal door to the west of the chimney. There is a single 1/1 window on the east side of the chimney in the gable end and another under the eave of the rear wing, near the entrance door.



North elevation



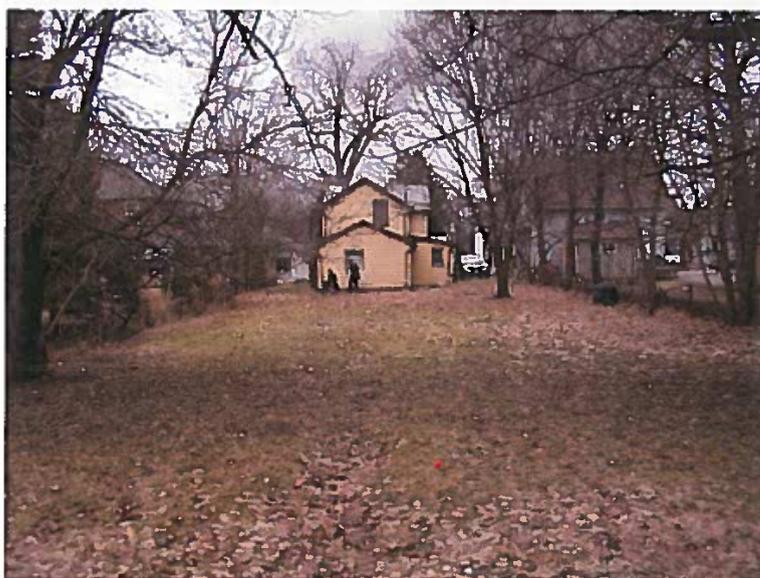
Rear wing and north elevation

Heritage Impact Statement | 32 Wells Street, Aurora, Ontario

There are basement windows on the north wall of the foundation, flanking the chimney, set in window wells.



Window well on north elevation

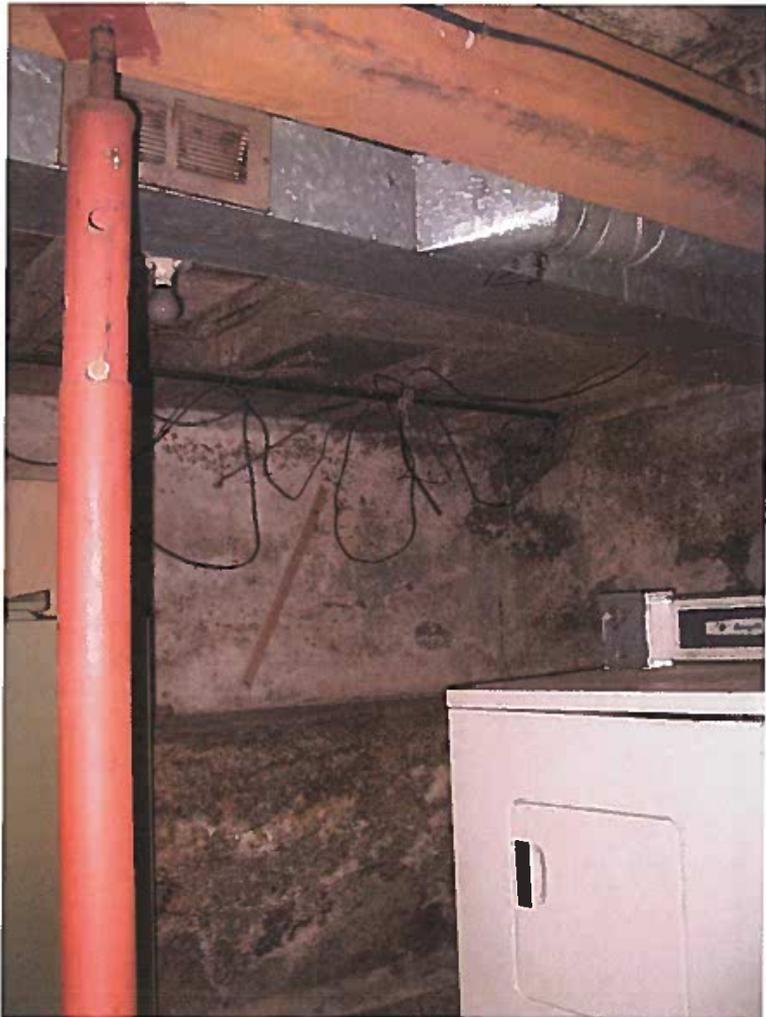


*Rear yard, looking east from
west property line*

The lot is narrow and long, with single paved driveways flanking the house at the property lines and a deep rear yard bounded by wire fencing. The yard consists of a lawn with approximately 50-year old maple trees located along the north and south property lines, as well as a mature apple tree on the southern property line. All these trees appear to be in good condition. On the Town boulevard in front of the house is a mature Silver Maple tree in good condition.

Based on a site inspection conducted on March 1st, 2017, the building exterior and interior have been much altered and the structure is also compromised by structural failure of the main support beams in the foundation. The poured concrete foundation and excavated basement presumably replaced an original perimeter foundation and crawl space. The basement is flooded in places due to water penetration through window wells and spalled portions of the concrete walls. Spalling is prevalent in many places along the foundation walls. The support beams (not original) show evidence of rot and are currently partially supported by 2 metal jacks (1 of which not load bearing). The effects of the building's settlement are evident on the exterior (both front window sills and the entrance door sill are displaced) and on the interior (sagging living room and kitchen floors). There is also rodent damage evident in the roof and walls of the side addition, where racoons have broken through and created an opening (now covered). The extensive alterations have left a few wooden interior details, including doors, door and window surrounds, and metal heating grates, some of which may be original.

Heritage Impact Statement | 32 Wells Street, Aurora, Ontario



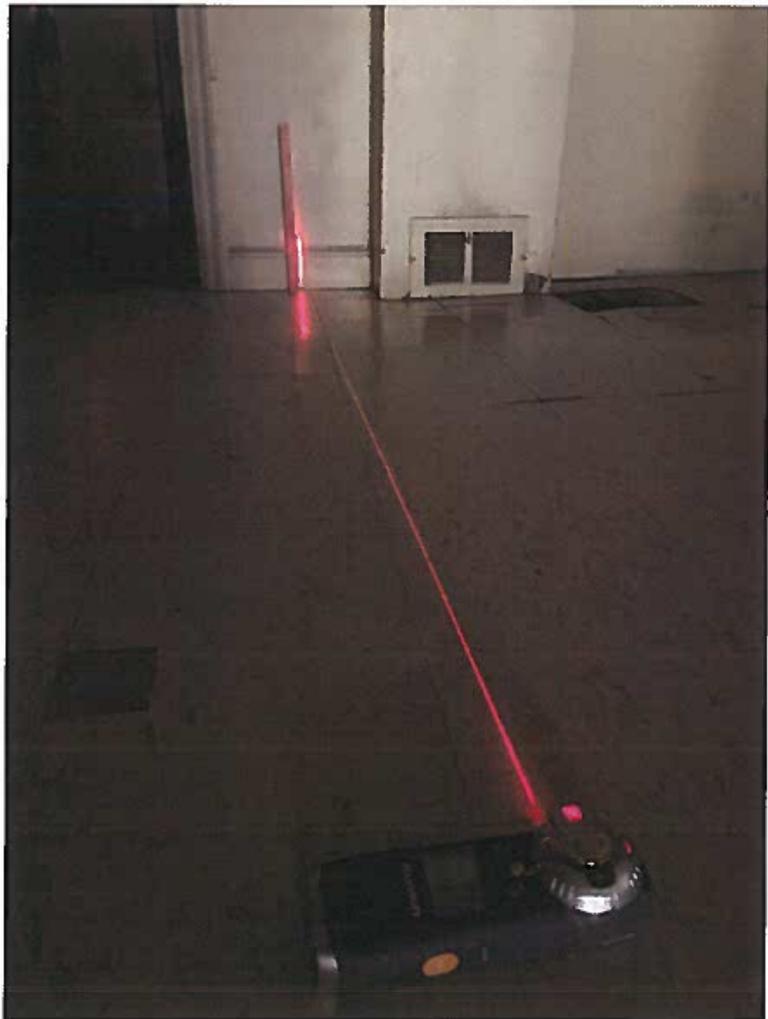
*Basement showing support jack,
spalling concrete, floor joist*

32 Wells Street, Aurora, Ontario | Heritage Impact Statement



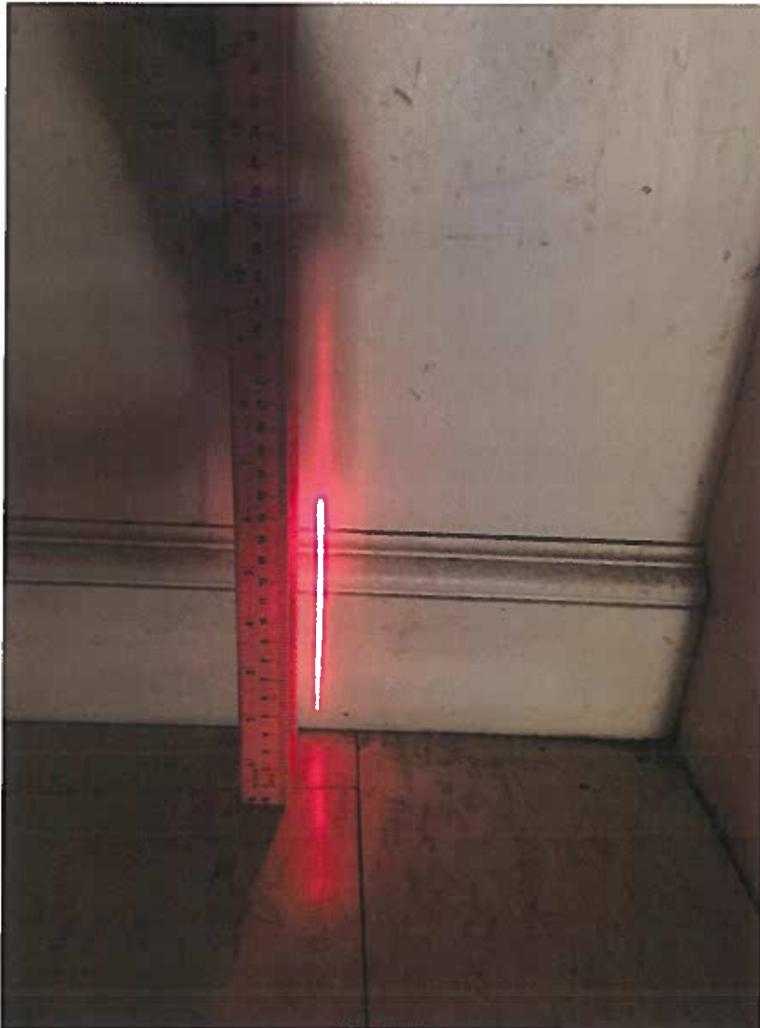
Sloping front window sill

Heritage Impact Statement | 32 Wells Street, Aurora, Ontario



*Laser level showing displacement
in kitchen floor*

32 Wells Street, Aurora, Ontario | Heritage Impact Statement



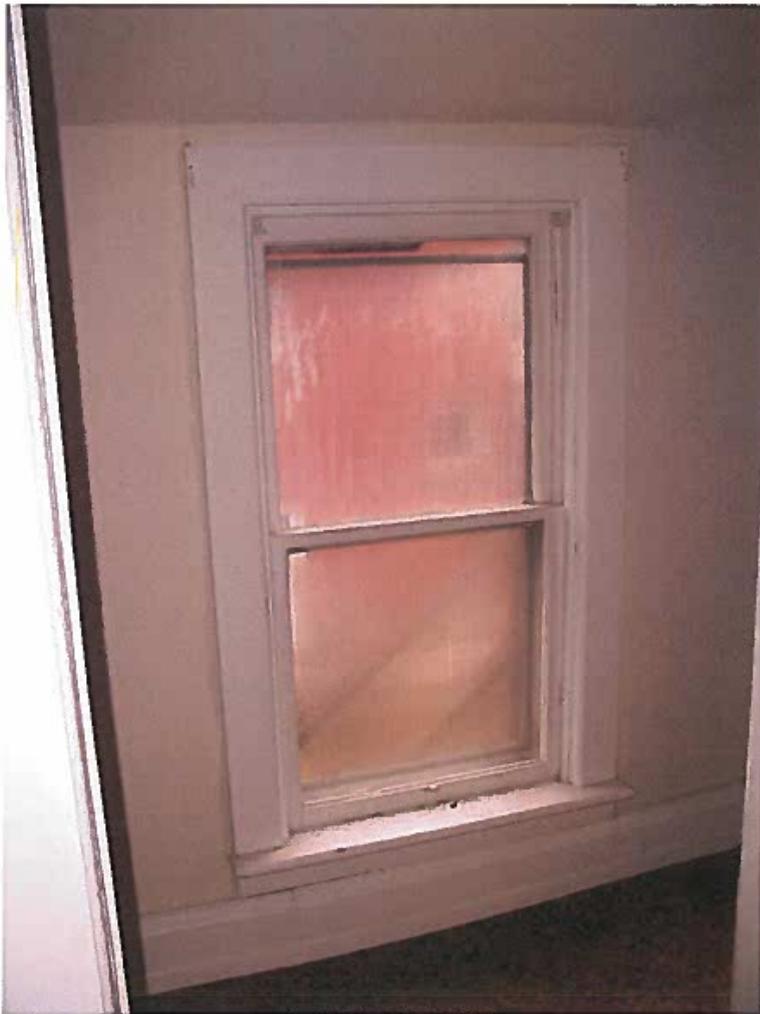
Close up showing degree of displacement in kitchen floor

Heritage Impact Statement | 32 Wells Street, Aurora, Ontario



Interior door

32 Wells Street, Aurora, Ontario | Heritage Impact Statement



Second storey window surround

2. Heritage Policy Context

Provincial and Municipal Planning Policies

The intent of the Heritage Impact Statement is to fully meet the requirements stemming from the 2014 Provincial Policy Statement and the *Ontario Heritage Act*. Amongst these are the requirements that cultural heritage resources must be conserved, adjacent developments must conserve cultural heritage resources and, where a property is recommended for designation, it must have a statement of cultural heritage value and interest that identifies the heritage attributes of the resources (section 2.6).

2.1 Ontario Legislation/Policy

Within Ontario, cultural heritage conservation is a matter of Provincial interest. This understanding stems from not only the *Ontario Heritage Act* provisions, but also its expression within Section 2 of the *Planning Act* and other Ontario legislation such as the *Funeral, Burial and Cremation Services Act* and the *Environmental Assessment Act*. Further, under the Provincial Policy Statement (PPS) (updated in 2014), issued under Section 3 of the *Planning Act*, Section 2.6.1 of the PPS specifies that significant built heritage resources and significant cultural heritage landscape shall be conserved.

As the PPS indicates, Ontario's long-term prosperity, environmental health, and social well-being depend on conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral, cultural heritage and archaeological resources for their economic, environmental, and social benefits. All planning decisions as well as any revised/new Official Plans within Ontario must be consistent with the PPS. In addition, all municipal projects must be consistent with a municipality's Official Plan. As a result, Provincial heritage policies and legislation must be appropriately considered and integrated as part of any project that may impact cultural heritage resources. However, it must also be noted that both the PPS and an Official Plan must be considered in their entirety, and there is always a balancing of other matters of provincial interest such as transportation and intensification. Nevertheless, as this review is focused on cultural heritage matters, this report will highlight the applicable heritage policies.

For the purpose of this report, Policies 2.6.1 and 2.6.3 of the PPS are applicable. In accordance with the PPS, significant built heritage resources and cultural heritage landscapes must be conserved during this project. In the

context of the PPS, heritage significance is understood as being expressed through the formal identification and endorsement by a governmental approval body. The phrase "conserved" is also understood to encompass a range of possible interventions.

In addition, the PPS is clear in stating that works on properties adjacent to any cultural heritage resources will need to be assessed to ensure that the heritage attributes of the cultural heritage resource will be protected through the process of change. Strengthening of language in the 2014 update to the PPS states that development and site alteration adjacent to protected heritage property shall not be permitted except where the proposed development has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved (PPS Policy 2.6.3).

Any properties protected by the *Ontario Heritage Act* (under Section 27, Part IV, Part V, Part VI, or easement) must be assessed against its Statement of Cultural Heritage Value or Interest/Reasons for Designation (*Ontario Heritage Act* Section 29 (4)) for the property, and where required, any interventions on these properties will require municipal approval. It should be noted that the *Ontario Heritage Act's* applicability is limited to either the property or district boundary. The justification for adjacent review stems not from the *Ontario Heritage Act*, but from the PPS.

The *Planning Act* is the enabling document for municipal and Provincial land use planning and is the authority (Section 3.1) for the Provincial Policy Statement (PPS). The *Planning Act*, combined with the PPS, also provides policy direction on matters of Provincial Interest. The *Planning Act* identifies matters of Provincial interest as including "the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest" (*Planning Act* Part I [2, d]).

2.2 Town of Aurora Policies

The Town of Aurora has a number of policies that pertain to cultural heritage, including the Official Plan (September 27, 2010).

As described in Section 13.2 b.ii of the Town of Aurora's Official Plan, Heritage Impact Statements are tools used by the municipality in heritage planning (note: this sub-section of the Plan refers to "significant" heritage resources but that term is not defined in the Plan glossary (Section 17.0) in relation to cultural heritage resources. For the purposes of this report, the term "significant" refers to resources included on the Town Register of Properties of Cultural Heritage Value or Interest and uses the same definition as that found in the Provincial Policy Statement. Section 13.3 a) of the Official Plan also notes that properties on the Town's Register are "considered significant".

Heritage Impact Statements are also an important way for the Town to address the Provincial heritage policies and to secure the conservation of the key components of the subject property.

2.2.1 Official Plan

Conserving cultural heritage resources is an important goal of the Official Plan. In the Objectives (Section 13.1), the Town seeks to "a) conserve and enhance recognized cultural heritage resources...and b) preserve, restore and rehabilitate structures, buildings or sites deemed to have significant historic, archaeological, architectural or cultural significance and, preserve cultural heritage landscapes; including significant public views...". The Plan goes on to outline Council's ability to require a Heritage Impact Statement (Section 13.2 b) ii) and, in iii), to use zoning provisions to protect heritage resources (e.g. by addressing height, use massing, form, design, location and setbacks). In subsection iv) it also includes Site Plan Control as a tool for ensuring compatibility with significant heritage resources.

In this case, the Town has required a Heritage Impact Statement.

All of these are somewhat standard planning tools used by Ontario municipalities. In Aurora, the Official Plan in 13.2 c) also provides "non-standard" solutions and incentives for conservation (examples provided include reduced lot sizes, reduced setbacks and alternative parking requirements). Other specific tools for application in Aurora are in 13.2, such as d) heritage easements, e) cost-sharing agreements with property owners

and other related approaches, including f) financial securities, g) direct municipal involvement in development of significant heritage resources, and h) potential expropriation to conserve such resources. Commemoration of lost historical sites and resources may be made a requirement of Site Plan approval (subsection m).

Conservation of built heritage resources is also addressed in Section 13.3 of the Official Plan where there is specific reference to the Town's Register of Properties of Cultural Heritage Value or Interest. In sub-section b) the Register is required to contain relevant information on each property. Sub-section c) states that "all significant heritage resources shall be designated (but does not specify that Section 29, Part IV of the OHA be used). It also states that cultural heritage resources will be assessed by the Town using evaluation criteria developed by the Town in consultation with the Municipal Heritage Committee (sub-section d; criteria to be confirmed) and, in e) priority is given to Group 1 resources (not identified). In sub-section f) spot designation under the OHA is considered if the resource is "threatened with demolition, significant alterations or other potentially adverse impacts".

In terms of this application, the Town's reasons for "Listing" the subject property are not available at present, either in the form of evaluations or property descriptions. However, the criteria mentioned in this policy 13.3 should conform to the criteria for designation found in Ontario Regulation 9/06. The possibility of the Town using designation as a tool to prevent adverse changes to a heritage resource could be applicable here. However, "spot designation" must be carefully considered in the context of Section 14 of the *Municipal Act* whereby heritage designation cannot oppose land use planning applications and decisions.

The Official Plan heritage policies go into more detail regarding the use and content of Heritage Impact Statements. As Section 13.3 (i) states, conservation activity is to follow the federal *Standards and Guidelines for the Conservation of Historic Places in Canada* as well as the Appleton Charter and "other recognized heritage protocols and standards" (note: these are not specified). Recommendations for conservation are to be provided in Heritage Impact Statements (sub-section k). Such Statements assess a "designated heritage resource" (note" this term is not defined and it is not clear if it applies only to designations under Section 29, Part IV of the OHA) and adjacent properties in terms of impact caused by a proposed alteration or development.

Considerations in assessing impact include:

- Cultural heritage values and heritage attributes, “as described in the Register”;
- Current condition and use of the building and its adaptive re-use potential;
- Owner’s economic circumstances and potential mitigations of the financial impacts of a Council decision;
- Past grants by the community for use in conserving the property;
- Impacts of potential loss of the building or structure on the property’s cultural heritage value and on neighbourhood character; and
- “Planning and other land use considerations”.

Sub-sections n) and o) deal with salvage and documentation of built heritage resources for the Town’s archives. Documentation is to include architectural measured drawings, a land use history and images related to the history of the property and its context.

In terms of the subject property, the Town may be in a position to offer compensation for conservation of cultural heritage resources. In addition, the Town will also consider building condition in determining impact. The final bullet point in 13.3 k) suggests that heritage policies will also be assessed in the context of broader planning policies, including land use. If demolition is proposed, the Plan states that the Town may require salvage and documentation of building components.

2.2.2 Zoning By-law

Zoning by-law no. 2213-78 as amended and OMB approved August 22, 1983 provides land use requirements for the study area. The subject property is located within the R5 zone (Special Mixed Density Residential). Permitted uses in this zone include “one detached dwelling per lot” (Section 14.1).

It should be noted that the existing Zoning By-law predates the existing 2010 Official Plan and the current 2014 Provincial Policy Statement, and thus should be considered in the context of the policies of both documents.

2.2.3 Evaluation of Heritage Resources in the Town of Aurora

This evaluation system was adopted by Council on September 13, 2005. The intent of the system is to provide an objective method of determining

the relative value of heritage resources and to help implement the criteria for designation under Section 29 Part IV of the *Ontario Heritage Act*, as specified in Ontario Regulation 9/06. Since the time of Council adoption, the system has been used by the Heritage Evaluation Working Group of the Heritage Advisory Committee to assess properties for potential cultural heritage value or interest.

The system has a rating scheme, as follows:

<u>Points</u>	<u>Group</u>	<u>Significance</u>
70-100	Group 1	Of major significance and importance, worthy of designation
45-69	Group 2	Significant, worthy of preservation
Less than 45	Group 3	Moderately significant, worthy of documentation and preservation as part of an historic grouping

2.2.4 Architectural Salvage Program Guide

This guide, dated August, 2016, outlines a process for the Heritage Advisory Committee to manage the salvage and adaptive re-use of architectural elements that may have significant heritage value. It is intended to be used only after two options have been pursued and rejected: "retention of the entire or part of the heritage resource on the original site; and relocation of the entire or part of the heritage resource to a different site (section 2.1, p. 3)". The Committee is to review applications to either donate or receive materials from a prospective demolition. Applications must be made to either the Committee or Heritage Planning staff and the applications must be approved by Council. Properties from which such materials can be donated include those included on the Aurora Register of Properties of Cultural Heritage Value or Interest (either Listed or Designated) or properties that have been determined to have cultural heritage value or interest using the Aurora Evaluation of Heritage Resources, either by the Evaluation Working Group or within a Heritage Impact Statement. The document contains a comprehensive list of exterior and interior architectural elements that would be considered for salvage. Materials donated to the Town are at no cost to the Town and the donor is responsible for careful removal and transport to Town storage facilities. The Town can, in turn, donate or sell such materials, at the discretion of the Heritage Advisory Committee.

3. History of the Subject Lands

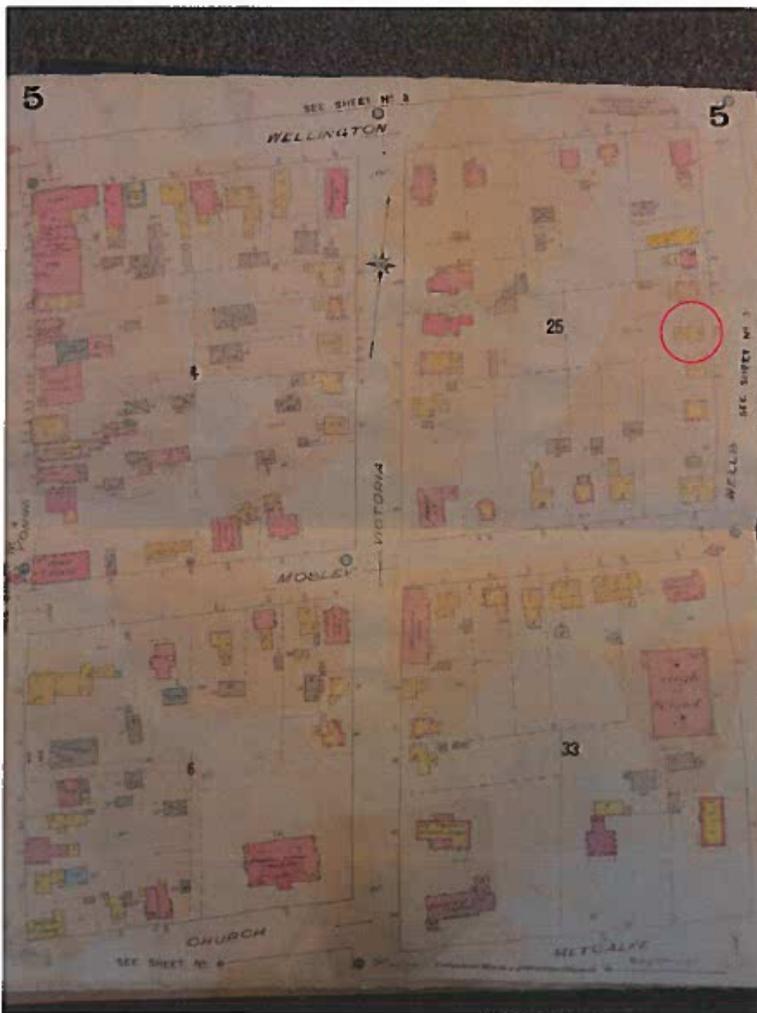
3.1 Summary Chronology

A comprehensive history of the subject area is found in Appendix 1. The key elements of the development of the subject property are as follows:

- 1805: the original patent for Lot 80 is given to Ebenezer Britton but lands associated with John Mosely;
- 1854: railway extended to Machell's Corners (Aurora); John Mosely prepares a plan of subdivision for Lot 80, begins selling small parcels;
- 1869: Mosley sells ¼ acre of lands, Lot 2 to William Edwards, general labourer (includes the subject property and, most likely, the property at 28 Wells Street);
- 1870: Long's Box Factory constructed at the SW corner of Wells and Mosley Streets, occupies properties up the west side of Wells Street to the southern boundary of the subject lands)
- Ca. 1880: current house at 32 Wells Street is constructed (presumably during Edwards' ownership);
- 1910: Edwards sells to Albert Machell (he may have been a builder/developer);
- 1912: Machell sells to Agnes Williamson (it appears that the original property was severed at this time to permit construction of the house at 30 Wells Street);
- Early 1900s-1920s: Long's Box Factory lands redeveloped (current houses at Nos. 36, 40 and 42 Wells Street constructed);
- 1920: Williamson sells to Rosella Holder, widow;
- 1930: Holder sells to Iva and David Ellis, tanner;
- 1945: Ellis sells to Walter Cole, dairyman;
- 1972: Cole sells to Victor Priestly;
- 1973: Priestly sells to Noel and Earmanna Crossman;
- 1978: Crossmans sell to William Simpson;
- 1983: Simpson sells to Denise O'Sullivan; and
- 2016: O'Sullivan sells to Momot.

Further information gathered from the Town of Aurora Archives may shed further light on the development sequence indicated above. It would appear that the west side of Wells Street was influenced by the presence of the Long's Box Factory. According to the archival records, the factory began operation

ca. 1870, making wood and paper boxes for druggists, jewellers and other merchants. Its founder, Frederick Long, died in 1910. His death would seem to be the impetus for the closure of the factory and the subdivision of the factory property for residential development.



1927 fire insurance plan showing the subject property and surrounding development. Note that the houses south of the subject property now occupy the site of the former box factory.

The subject property at 32 Wells was built during Aurora's boom period in the 1870s and 1880s, when rail service and improved access via Yonge and Wellington Street made the town a regional hub and minor manufacturing centre. However, beginning in the 1890s, this role began to be challenged by other communities and by the decline of agriculture in the region. There was another spurt of development before and after WWI. Construction of the Sisman factory near the rail depot (1907) generated demand for housing east of Yonge Street, as did the post-War prosperity that led to further development in the area, including many houses and such institutional buildings as the Wells Street Public School (1923). According to the fire insurance plans (1904, revised to 1913 and 1927), the houses immediately north and south of 32 Wells Street were built during this period. But it was only after WWII that renewed prosperity generated further infill development east of Yonge.¹

The property appears to have had a series of owners who had employment in the town, such as labourer, tanner and dairyman. Several owners appear to have taken in tenants, including the most recent owner.

No archaeological assessment has been conducted for the subject property. No historical photographs of the property have been located.

¹ This summary is based on information taken from McIntyre (1988) and Johnston (1972) as well as from personal interviews made during the Southeast Old Aurora Heritage Conservation District Study (2013).

4. Cultural Heritage Resource Assessment

4.1 Ontario Heritage Act Regulation 9/06 Criteria

The property is "Listed" under Section 27 of the *Ontario Heritage Act* on the Town's Register of Properties of Cultural Heritage Value or Interest. It is not designated under Section 29, Part IV of the *Ontario Heritage Act* or located within a Heritage Conservation District enacted under Part V of the *Ontario Heritage Act*. As is often the case with properties Listed on a municipal Register, the Town of Aurora's Listings lack details concerning each property's cultural heritage values and heritage attributes.

In order to determine if any of the subject properties meet current Provincial standards for heritage designation, the following assessment is made using the criteria and categories found in Ontario Regulation 9/06. These criteria and categories are as follows:

DESIGN/PHYSICAL VALUE

The property has design value or physical value because it:

- is a rare, unique, representative or early example of a style, type, expression, material or construction method,
- displays a high degree of craftsmanship or artistic merit, or
- demonstrates a high degree of technical or scientific achievement.

HISTORICAL/ASSOCIATIVE VALUE

The property has historical or associative value because it:

- has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
- yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
- demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

CONTEXTUAL VALUE

The property has contextual value because it:

- is important in defining, maintaining or supporting the character of an area
- is physically, functionally, visually or historically linked to its surroundings, or
- is a landmark.

The following is an assessment of the property using the above criteria:

32 Wells Street

DESIGN/PHYSICAL VALUE

This frame residence is a typical example of mid-19th century house design, demonstrating a local interpretation of the Gothic Revival style that was popular at the time (note: the "Listing" in the Register terms the style "Ontario House"). It is a simple interpretation of that style, with the main characteristics demonstrating elements of that style being an orientation of the house parallel to the street, a centre-hall plan and a gabled roof with a central gable over the main entrance. No decorative wood trim (another characteristic of that style) is evident on the existing house.

As a typical and much altered example of a common style, it is not especially representative of that style, and thus the property does not meet this criterion.

HISTORICAL/ASSOCIATIVE VALUE

The property was developed during one of the periods of prosperity in Aurora's history and may have been housing related to the adjacent box factory. Neither of these associations meets the criterion: there are many other houses built during this time and the link to the box factory is conjectural. Because of this, the property lacks historical or associative value, especially when compared to other properties in Southeast Old Aurora which would have potential to yield information that leads to an understanding of the community. As a result, it does not meet this criterion.

CONTEXTUAL VALUE

The house forms part of a residential streetscape adjacent to the downtown core. The shallow setback and wide porch provide enclosure along with the mature street tree, and flank the sidewalk. The property itself has a narrow frontage but extends to the middle of the block, in a similar fashion to other early houses along this street. In its scale, massing and setback, the house supports the character of this residential streetscape, has some historical links to the area but is not a landmark. Along with many other properties along this block of Wells Street, it meets this criterion.

In summary, this property meets one of the criterion for designation, the minimum requirement for consideration for designation under Section 29, Part IV of the *Ontario Heritage Act*.

4.2 Statement of Cultural Heritage Value or Interest

The primary goal of a Statement of Cultural Heritage Value or Interest (SCHVI) is to clearly identify any cultural heritage resources found on the subject property. The chronology of site development included in this report, augmented by the inventory and evaluation of the buildings and landscape found here, together provide a description of the cultural heritage resources.

32 Wells Street

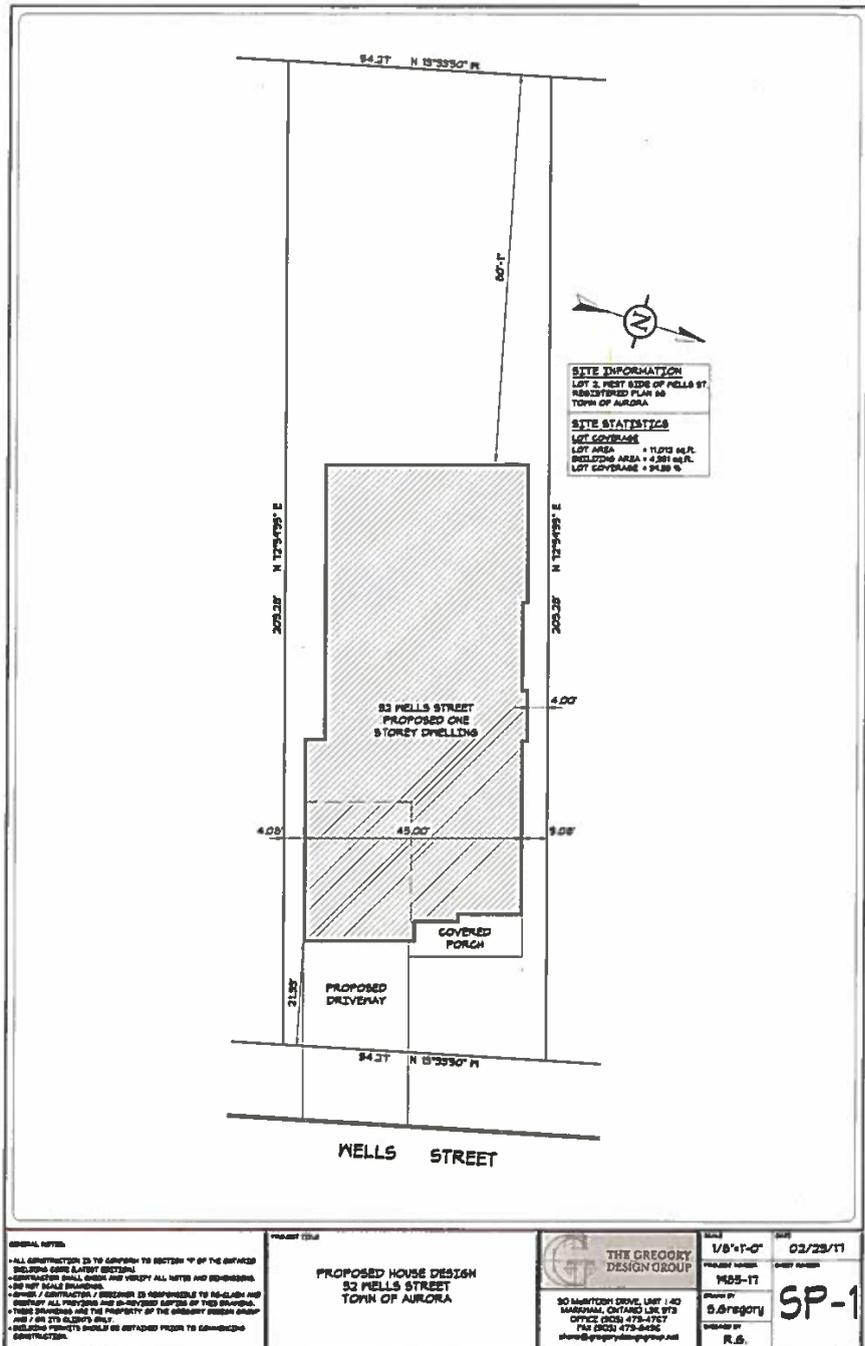
The house on the property contributes to a mature residential streetscape.

HERITAGE ATTRIBUTES

- Shallow setback; and
- Modest scale and massing.

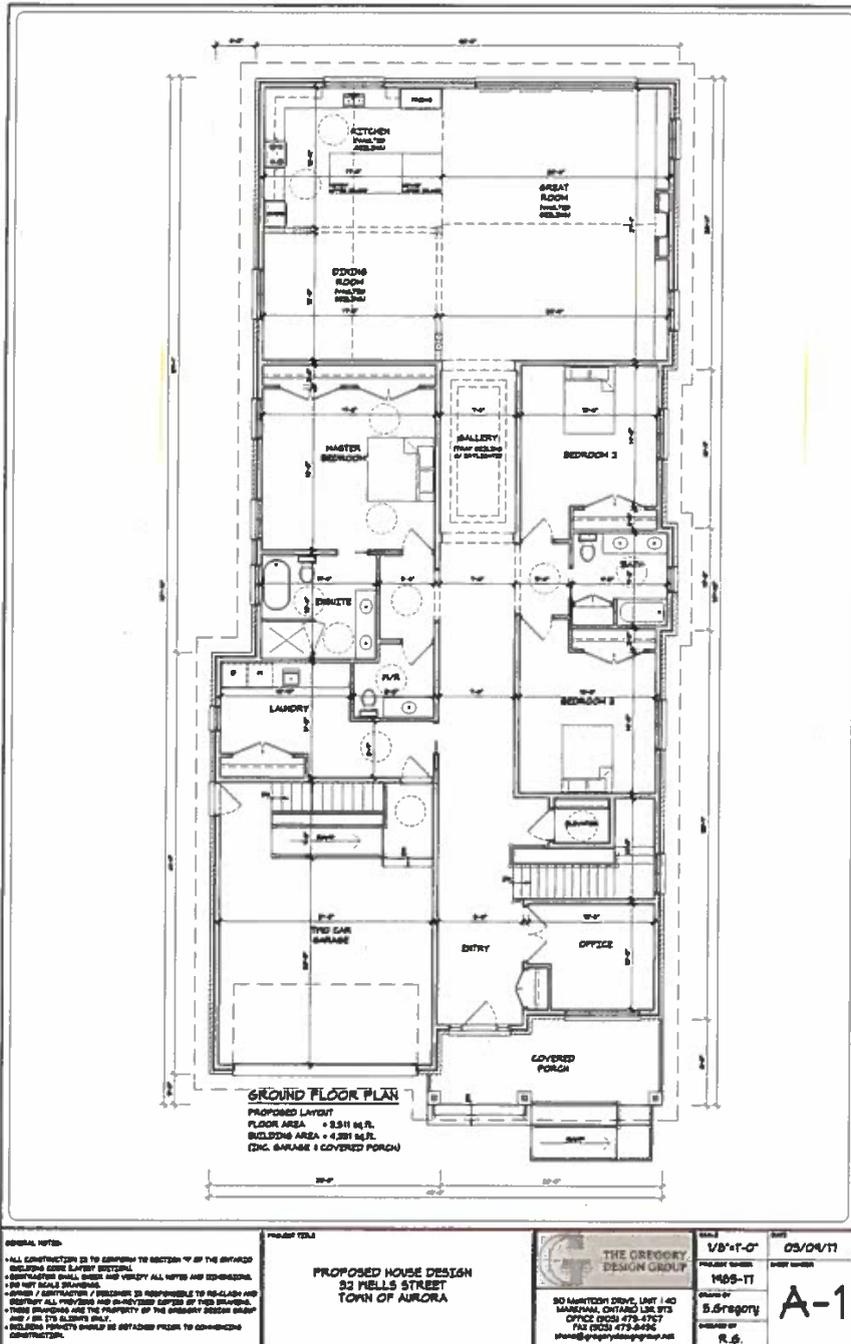
Despite meeting one of the criteria that would allow it to be considered for designation, in my professional opinion the property should not be designated because the property does not possess significant heritage value. Put another way, if this property were being assessed according to the Town's evaluation system, it would, in my professional opinion, score less than 45 out of 100 on the evaluation scale. As a result, it would be worthy of documentation but not necessarily of conservation.

Heritage Impact Statement | 32 Wells Street, Aurora, Ontario



Preliminary plans and elevations for the proposed dwelling

32 Wells Street, Aurora, Ontario | Heritage Impact Statement



Preliminary plans and elevations for the proposed dwelling

5. Impact Assessment

5.1 Overview of the Proposed Development

The overall intent of the current proposal is to construct a new house for the owner. One of the primary reasons for his wish to replace the current structure is his need to use a wheelchair for mobility. A new structure would address this requirement and also provide space for his wife's home occupation. The overall intent is to replace the current multi-unit dwelling with a single-family dwelling, similar to those found elsewhere along the street.

The proposed design calls for the demolition of the existing house and its replacement with a 1 1/2 storey frame dwelling oriented gable end to the street. The design breaks the main block into two large bays, the south bay containing a two-car garage, and the north bay containing an offset entrance and single triple window under a full-width porch. The gable end of the north bay contains a single double window while the south bay contains a gabled dormer with a triple window. Cladding appears to be brick and wood.

5.2 General Conservation Principles

Within Aurora, specific approaches to conservation principles or "interventions" as applied to properties and settings that have potential or recognized heritage value have been addressed by the Town. As noted above, the Official Plan references the federal *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010) (the "Standards"); it will be used as the benchmark. The Town of Aurora refers to the "Standards" in the heritage conservation policies of the Official Plan (Section 13.3 (i)).

The "Standards" provide an overview to the conservation decision-making process, conservation treatments, standards for appropriate conservation, and guidelines for conservation. In the context of the *Standards*, conservation is broadly defined:

- Conservation: all actions or processes that are aimed at safeguarding the character-defining elements of an historic place so as to retain its heritage value and extend its physical life. This may involve preservation, rehabilitation, restoration, or a combination of these actions or processes;
- Preservation: the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting its heritage value;

- **Rehabilitation:** the actions or processes of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value; and,
- **Restoration:** the action or process of accurately revealing, recovering, or representing the state of an historic place, or of an individual component, as it appeared at the particular period in its history, while protecting its heritage value (Parks Canada 2010).

In addition to these federal conservation principles and practices, the Town of Aurora may also wish to make reference to Provincial conservation principles, although these principles are not referred to specifically in the Town's Official Plan. The Ministry of Tourism, Culture and Sport's Eight Guiding Principles in the Conservation of Built Heritage Properties (2008) are used as a tool to help guide change to cultural heritage resources:

- 1) **Respect for documentary evidence:** Do not restore based on conjecture. Conservation work should be based on historic documentation such as historic photographs, drawings, or physical evidence;
- 2) **Respect for the original location:** Do not move buildings unless there is no other means to save them. Site is an integral component of a building or structure. Change in site diminishes the cultural heritage value considerably;
- 3) **Respect for historic materials:** Repair/conserve rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the heritage content of the built resource;
- 4) **Respect for original fabric:** Repair with like materials. Repair to return the resource to its prior condition, without altering its integrity;
- 5) **Respect for the building's history:** Do not restore to one period at the expense of another period. Do not destroy later additions to a building or structure solely to restore to a single time period;
- 6) **Reversibility:** Alteration should be able to be returned to original conditions. This conserves earlier building design and technique, e.g. when a new door opening is put into a stone wall, the original stones are numbered, removed and stored, allowing for future restoration;
- 7) **Legibility:** New work should be distinguishable from old. Buildings or structures should be recognized as products of their own time, and new additions should not blur the distinction between old and new; and,
- 8) **Maintenance:** With continuous care, future restoration work will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.

5.3 Proposed Conservation and Development Approach

The existing dwelling has been assessed in this Heritage Impact Statement as having minimal heritage value, primarily for its contribution to the streetscape. Compared to the other "Listed" properties on this block of Wells Street, it lacks their design and, in some cases, associative significance. It is an example of a vernacular interpretation of the Gothic Revival style built for, and occupied by, a series of labourers employed in local industries. In that context, there are many other examples of modest, working persons' housing in Southeast Old Aurora and other parts of the downtown.

The proposed conservation and development approach for 32 Wells is demolition of the existing dwelling, with documentation and salvage of architectural elements. Criteria for such an assessment of this approach are found in the policies for Heritage Impact Statements in Section 13.3 of the Town of Aurora Official Plan:

Considerations in assessing impact include:

1. Cultural heritage values and heritage attributes, "as described in the Register";
2. Current condition and use of the building and its adaptive re-use potential;
3. Owner's economic circumstances and potential mitigations of the financial impacts of a Council decision;
4. Past grants by the community for use in conserving the property;
5. Impacts of potential loss of the building or structure on the property's cultural heritage value and on neighbourhood character; and
6. "Planning and other land use considerations".

The following is an assessment of the proposed conservation and development approach using these criteria:

1. The Listing in the Register provides no heritage attributes. The assessment in this Heritage Impact Statement showed minimal heritage significance (contextual value, for streetscape contribution).
2. The current building has serious structural problems due to deterioration and settlement of its main supporting beams and foundation walls. The current use as a multi-unit dwelling is proposed to be changed to a single-family dwelling, in common with other properties along Wells Street. Due to the owner's specific needs for accessible accommodation, the existing building has minimal adaptive re-use potential. The existing building has been extensively altered but has some potential for salvage and reuse of architectural components.
3. N/A
4. N/A
5. The loss of the existing building will have some negative effect on the existing historic streetscape. However, this streetscape already has several infill structures, each of which attempts to emulate the massing, setback and architectural character of the predominant setting. The proposed design for the new house on the subject property attempts to do the same.
6. The intent of the current owner to establish a dwelling for a young family and for a home occupation supports many of the Town's goals and objectives for land use and economic development in downtown neighbourhoods.

5.4 Impact on Identified Cultural Heritage Resources

The proposed conservation and development approach of demolition, documentation and salvage will result in the loss of the existing building. However, that building and its property have been assessed to be of minimal, if any, heritage significance.

The proposed dwelling has been designed to be compatible with the massing, architectural styles and materials of the majority of dwellings along this block of Wells Street. While being oriented gable end to the street, as opposed to parallel to the street, it has a prominent gable and gabled roof massing. Even though the interior functions are confined to the ground floor for reasons of accessibility, the proposed massing provides high ceilings so that the building profile is that of a 1 1/2 storey house, similar to the existing dwelling and in accord with the predominant massing found along the street.

In terms of salvage of materials, the owner has indicated his willingness to participate in the Town's Architectural Salvage Program. From an on-site assessment of current building, salvageable components may include, but not be limited to, wooden siding, door and window surrounds and metal heating grates. Documentation during demolition is also feasible.

5.5 Impact on Adjacent Cultural Heritage Resources

As for impact on these identified cultural heritage resources in the vicinity of the subject property, many of the properties along that block of Wells Street are Listed on the Town Register (Nos. 20, 24, 28, 31, 35, 36, 37, 39, 44, 47). Nos. 28 and 36 are located on either side of the subject property. Each is an early 20th century structure, with No. 28 being a 2 storey brick-clad frame dwelling (Edwardian Foursquare). No. 28 is a 1 1/2 storey stone-clad frame dwelling (Arts and Crafts Bungalow).



32 and 28 Wells Street

Nearby, No. 40 is designated under Section 29 Part IV of the *Ontario Heritage Act*. The designating by-law for No. 40 Wells Street (5050-08.R) makes reference to No. 40 being “part of an intact streetscape of well-maintained early 20th Century and 19th Century homes” (p. 3).

The proposed development will have minimal impact on the adjacent Listed properties (it will have a slightly larger footprint, thus reducing the north and south side-yard setbacks). By emulating the massing, style, setback and materials of the other dwellings along this block of Wells Street, the proposed development provides compatible infill within this streetscape.



32, 36 and 40 Wells Street

6. Conclusions and Recommendations

The proposed development replaces an existing 19th century dwelling with a contemporary interpretation of the predominant 19th and early 20th century architectural styles found on this block of Wells Street. The existing property has been assessed as having heritage significance only for its contribution to the streetscape, something the proposed development will continue to accomplish.

In addition, the proposed development provides a suitable single family dwelling for a family with special needs that require accessible accommodation in close proximity to the downtown core, as well as space for a home occupation, thus supporting the Town's goals and objectives for revitalization of the downtown core.

Recommendations:

- That the existing house be demolished, with photographic documentation of the demolition process to be the responsibility of the owner, such documentation to be deposited in the Town Archives.
- That any architectural components deemed by the owner to be salvageable for re-use elsewhere, be removed in accordance with the procedures and requirements of the Town of Aurora Architectural Salvage Program, at the owner's expense.
- That the proposed dwelling be constructed in accordance with the plans and drawings submitted as part of this Heritage Impact Statement



Carl Bray PhD CAHP CSLA MCIP RPP

Appendices

1. Chronology of Site Development
2. Reference

1. Chronology of Site Development

Aurora and 32 Wells Street: Historical Development

Early Settlements (Late 1700-1850)

Downtown Aurora sits where it does thanks to a location on a flat plateau on the southern edge of the Oak Ridges Moraine. The site was not conducive to aboriginal occupation; instead, they seem to have established a settlement further east, alongside one of the larger creeks close to what is now the rail corridor.

In 1860, pioneer Minister Rev. William Jenkins, uncovered numerous Indigenous artifacts including “broken pottery, stone pipes...ornamental items made of bear and moose teeth...” on the east side of the creek¹. The indigenous peoples who inhabited the area referred to the creek as ‘Red Willow Creek’; the creek would be known as Tannery creek for many years, and then assumed its current name as part of Holland River²

At the headwaters of the Holland River, another important First Nations site was discovered and excavated in 1947 and 1957. This registered site (BaGu-2) is approximately nine and half kilometers to the east of Aurora and referred to as the ‘Aurora Site’ (Old Fort or Old Indian Fort)³. During excavations, artifacts from the late Iroquoian period, associated with a sixteenth-century Huron-Wendat ancestral village, were unearthed⁴.

During the time of European occupation, in 1793, Lt. Governor John Graves Simcoe was on his way to Penetanguishene to determine a site for a proposed fort. He found the marshy lands difficult to navigate and ordered the creation of a road (Yonge Street). The area was surveyed and a roadway was cut through the forest, serving as both a settlement road and a military route. Yonge Street, as it was called, was opened between 1794 and 1796⁵.

Once lands straddling this new route began to be settled, an east-west route was created along Wellington Street, connecting the developing lands of Whitchurch Township to the east with those of King Township further west. The crossroads became a logical place at which to establish stores to serve this traffic.

The Township of King and Whitchurch was first surveyed in 1800-1802 by John Stegman; most of the Crown deeds were issued during the early 19th c. The boundaries consisted of Lot 76-83 on the West side of Yonge, and Lot 78-83 on the East side. Originally the intended use for the land was agricultural, however, industry moved in early in the form of gristmill and various sawmills. Table 1 shows the lot, year and owner of the original crown patent.

¹ Johnston, 1972. p.1

² It is the creek portion which runs through Aurora’s boundaries.

³ Johnston, 1972.

⁴ David, 2000.

⁵ LACAC, 1985.

WEST SIDE of YONGE ST. (King)	EAST SIDE of YONGE ST (Whitchurch)
Lot 76- 1799 (Alex Gardiner)	Lot 78- 1797 (Frederic Smith)
Lot 77- 1802 (Henry Harman)	Lot 79- 1797 (Charles Fathers)
Lot 78- 1806 (John Dean Fisk)	Lot 80- 1805 (Ebenezer Britton)
Lot 79- 1803 (William Kennedy)	Lot 81- 1805 (Abner Miles)
Lot 80- 1805 (William Tyler)	Lot 82- 1804 (Barnabus Nains)
Lot 81- 1797 (Thomas Phillips)	Lot 83- 1804 (John Starkweather)
Lot 82- 1797 (William McClellan)	
Lot 83- 1802 (James Cody)	

Table 1: Showing the Lot No., Year, and original receiver of the Crown Patents (Johnston, 1972)

Some of the first permanent settlers to the area were the Quakers (Members of the Religious Society of Friends). Quakers emphasized the importance of learning and as a result many people learned to read and write early on; the group had established a school by 1806 and was also one of the first to have a religious building (a simple grey frame building on Yonge Street built in 1808-1810). There are still many family lines in Aurora that can be traced back to the first Quaker settlers.

Between 1825 and 1855 the small settlement experienced a period of growth. Many of the large land parcels has been subdivided to provide small building plots⁶. This was especially evident in Lot 80 on both the east and western side of Yonge, which now saw the beginnings of a small hamlet.

The Years of Consolidation: 1850-1875

This modest hamlet at a minor crossroads, originally called Machell’s Corners after one of the first settlers (Richard Machell of Lot 81, Whitchurch) might have stayed small but for the arrival of Ontario’s first railway. The Ontario, Simcoe & Huron extended north from Toronto in 1854 to a terminus well east of the crossroads.

Charles Doan had already opened the first post office on July 6th, 1846, and as a result he had considerable influence. Doan foresaw great things for the community now that it had a rail link, hence his renaming the village “Aurora” after the Greek goddess of the dawn. The name “Aurora” would become official on January 1st, 1854, for postal purposes⁷.

Doan was not the only resident with an eye to the future. John Mosley owned a parcel of land strategically placed between the crossroads and the new rail depot. In 1854, he surveyed and subdivided this land, in area that now makes up Southeast Old Aurora. Wells Street was one of the many streets laid out at this time. The grid plan evolved as a scattered residential development, however, it was given order by the early establishment of some of the most important public buildings. Trinity Church of England (1846), the Methodist Church on Mosley (1856), and the public school (ca. 1858) were followed by

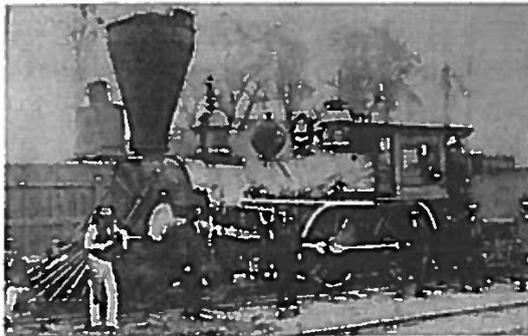
⁶ LACAC, 1985

⁷ Ibid.

the Mechanics Hall (1871) and the first Presbyterian Church (1873). These public buildings, along with Town Park, gave a firm civic structure to what was otherwise a private speculative development. There were also many large factories and business' present, particularly along Yonge Street. The Canadian Directory for 1857-1858 highlights a wide array of trades offering services including insurance agents, grocers, tanners, blacksmiths, and butchers.⁸

Following its incorporation as a Village in 1863, the municipality widened and graded Wellington Street, began planting street trees and added wooden sidewalks along its length, from Yonge Street to the railway depot. These civic improvements and the importance of Wellington Street as the main east-west entrance to the village prompted several well-to-do citizens to build grand homes there in the 1860s and 70s. The Mosley subdivision gained further character through subsequent developments. Although the plan lacked the curving alignments and irregular lots that were becoming fashionable in urban subdivisions of the time, the grid's uniformity was broken by Tannery Creek in the southwest corner, by Town Park in the middle and by larger residential and institutional lots found along Wellington Street and at prominent intersections.

This was also a time of political organization and development. The first village council was established in 1863, with Charles Doan acting as head of the council of 5. The original Councilors consisted of Charles Doan, Seth Ashton, Robert Boyd, James Holliday, and George Stevenson and clerk Charles Yorke.



**AURORA'S FAMOUS
TRAIN**
Aurora was "head of rail"
in 1853 when the first train
in Upper Canada puffed up
the track from Toronto.
Pulled by the locomotive
"Toronto", the trip took
two hours.

Figure 1: The first train to pass through Aurora in 1853. (Johnston, 1972)

⁸ Johnston, 1972.

Abbott, Isaac, tanner	Lepper, Matthew, general store
Andrew, James, shoemaker	Lukes, Thos., Wellington Hotel
Andrews, Edward, tailor	Machell, Robt., dealer in dry
Ashton, Miss, milliner and	goods, hardware, groceries,
dressmaker	produce
Atkinson, James, boot and	McCleod, David, hotel and
shoemaker	livery stables
Ayerton, Charles, Aurora Hotel	McFadden, Rev. Wm., Wesleyan
Campbell, Rev. A. R.,	Mosley, William, land agent,
Wesleyan	conveyancer
Cummer, James, copper and	Pearson, Benjamin, general
tin store	store
Doan, Charles, postmaster and	Provincial Insurance Co.,
general storekeeper	G. L. Stevenson, agent
Equitable Fire Insurance Co.,	Ramsay, Rev. S. F., M.A.,
Wm. Mosley, agent	Ch. of England, residence,
Holyday, James, butcher	Newmarket
Hughes, W.C., grocer	Ransom, Thos., general store
Hunt, Joseph, shoemaker	Stevenson, G. L., saddler and
International Life Assurance Co.,	harnessmaker, agent for Pro-
Wm. Mosley, agent	vincial Insurance Co.
Kershaw, Rev. J. B., New	Todd, James, blacksmith
Connexion Methodist	Tracey, John, tailor
Kissop, J. W., Railroad Hotel	Wellington Hotel, Thos. Lukes

Figure 2: Copy of the Canadian Directory of Business for Aurora 1857-1858. (Johnston, 1972, pg. 37)

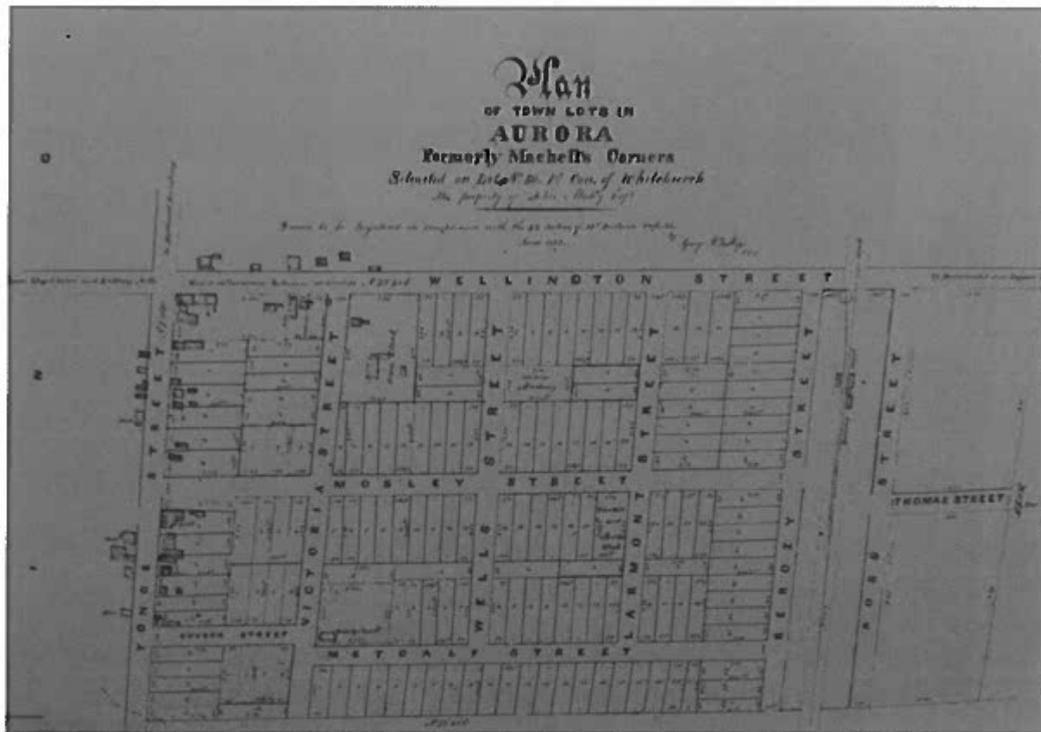


Figure 3: Map of Aurora c 1853, showing Lot 80 of John Mosley Esq. (Found in McIntyre, W.J, 1988)



FIRST COUNCIL 1863

Aurora became a village in 1863, a town in 1888. Here is the village's first council. Left to right, Councillor Robert Boyd, George L. Stevenson, Reeve Chas. Doan, Clerk Chas. Yorke, Councillors Seth Ashton, James Holliday. The photo was loaned by Mrs. Marjorie Stevenson Morphy, London, Ont., grand-daughter of Coun. George L. Stevenson.

Figure 4: First Council for the Village of Aurora in 1863 (Johnston, 1972).

The Years of Expansion (1875-1900)

As the Province developed, so did Aurora. By the last quarter of the 19th century, the village was strengthening its role as an important social and service centre for the surrounding regions. Yonge Street remained a vital link between Toronto and the new settlements to the north. By the mid-1870's the train was running from Toronto four times a day. Social events and seasonal activities in Aurora included theatre performances, strawberry socials, harvest festivals, cricket games, and horse races.

Aside from the few homes of the wealthier citizens along Wellington Street, the rest of the area was a predominantly working class and middle class community. As befitted a mature neighbourhood, the area now included schools, churches, a library, a community hall, as well as tree-lined streets and a major park.

By 1880, the population of Aurora had grown to 1500 people.⁹ Aurora became incorporated as a Town in on January 1st, 1888. As one local historian recalls (Johnston 1972), the atmosphere at that time was distinctly "small town"¹⁰.

⁹ Goad, 1880.

¹⁰ The town boundary was the same as the village, which was lots 78-83 on both the east and west side of Yonge Street (roughly 1200 acres). The concentration of industry and residences was located in lots 80 and 81.

While many aspects of the community life flourished, there were many disastrous events of the last quarter of the 19th century. Cemetery reports of 1887 show a high death rate among children (of the 59 burials that year, 15 were under the age of 5, and an additional 6 between 5-20 years old)¹¹. Despite the formation of the fire brigade 1886, fires swept through parts of town, especially the west side of Yonge Street. A cyclone in 1893 caused widespread damage, stripping the steeple off the Presbyterian Church and destroying the corner of a house at Wellington and Wells Streets. But these were minor interruptions in what was otherwise a steady expansion and enhancement of Southeast Old Aurora and the rest of the village core.

Even so, areas north of Metcalfe Street were still being developed in the 1880s. Development was undertaken in small batches. There were no large builders, and those who did build produced a mix of brick and frame, small and large houses. Lots were generally small, with generally narrow street frontages with deep rear yards, and shallow street and side setbacks. Though spotty, development was well underway by the 1880s along Machell, Centre, Gurnett, Wells, Larmont, Mosley and Metcalfe Streets.

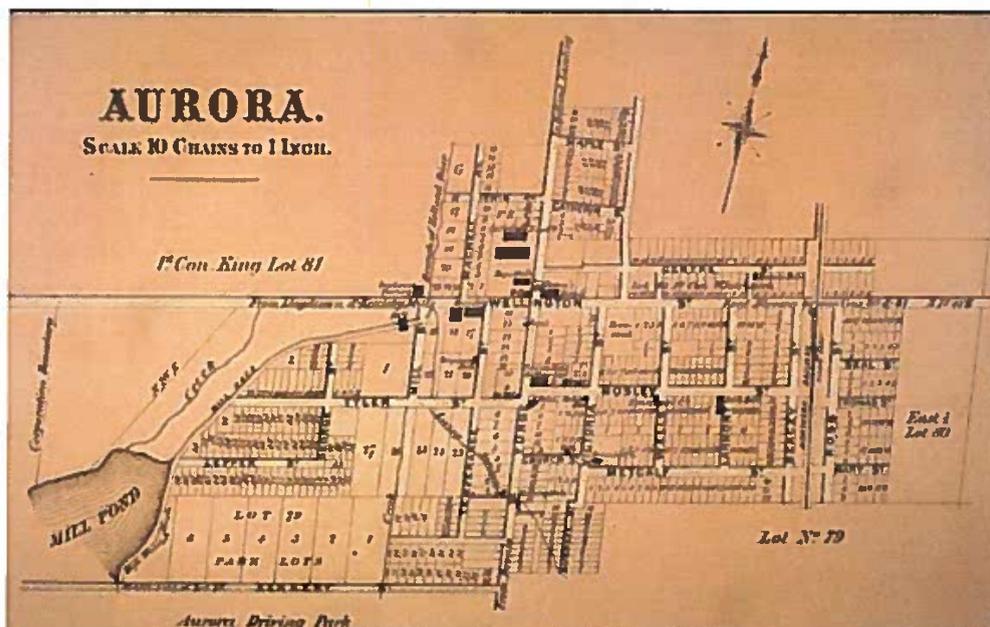


Figure 5: Map of Aurora from 1878, prior to being incorporated as a town (McIntyre, W.J., 1988)

The Town Matures (1900-1950)

Throughout the early twentieth century, growth was slow and steady. In 1921 the population was 2,205; in 1941 the population was only 2,726 people. By the late 1920s, the fire insurance plans for Southeast Old Aurora show few substantial changes from that of 1904. A new school replaces an old one on the same site, west of Town Park on Wells

¹¹ Johnston, 1972.

Street, and the Baldwin flour mill is in place on Wellington opposite Berczy Street. The old railway hotel is gone from the opposite corner, replaced by residential development, but the rail depot is still active with coal and wood sheds occupying most of the western side of the rail corridor. Further south, Harrison and Connaught Avenues and Edward Street are now in evidence, as are industries along the rail corridor. A planing mill and pulley works terminates Harrison Avenue while a match factory is next to the tracks at the east end of Connaught.

Much of the late Victorian social and cultural life continued into the early 20th century. Town Park was still the centre of active sport, family recreation and militia drill. Annual events such as the Horse Fair were still held there. The Mechanics Hall continued to be a preferred cultural venue. Most people in the area were able to walk to work, to shop, or to play. Factory whistles and town bells still ordered the day, and the smells of those factories still prevailed, as did those of the rail depot.

A few notable people were associated with the area during this time Future Prime Minister and Nobel laureate Lester Pearson spent his boyhood in Aurora and probably developed his love of baseball in Town Park. Herb Lennox, former MP and MPP, lived in the large house immediately south of the Wells Street School. But the period between the wars was one of stasis, with the old pattern of development remaining essentially intact.

Economic and Social Change: 1950-Present

The pattern of activity began to change substantially after WWII. Thanks to a booming economy, good road access and the dramatic increase in car ownership, Aurora started to become a commuter town serving larger centres further south. The street railway was gone by 1930, and rail service declined steadily during this time. The coal and wood storage functions at the rail depot closed in what was to become an accelerating trend of industrial closure throughout Aurora.

Of the many railway hotels that once flanked the tracks, only one remains, converted to retail use. Further west along Wellington, many of the grand homes were becoming commercial offices or retail outlets. Road widenings and tree removal on Wellington Street changed the once leafy character of what had been a grand boulevard. As Aurora expanded and new schools were built in the suburbs, Wells Street School went from being a regional high school to a local public school in 1951.

In 1957 the population was just shy of 4,000 and grew to 10,000 in just six years after two new subdivisions created in the north area saw the building of 770 homes¹²

In the 1960s, a new post office was built on the northwest end of Wellington where a grocery store had been, and a new library replaced a fire station on Victoria north of Church Street. Activities in Town Park changed with the departure of the annual Horse Show in the 1950s, but Town Park gained a bandstand in 1950 thanks to a donation from the Lions Club.

¹² Johnston, 1972.

While demolitions of key heritage buildings happened along Yonge Street, the residential and institutional fabric of Southeast Old Aurora remained largely intact. Throughout the last half of the 20th century there was modest infill of single family housing in the area, otherwise, the buildings within Southeast Old Aurora underwent some alterations and expansions but remained much the same as they had been previously. Town Park is still a popular recreation and event space for local residents and the town at large, as is evidenced by the Saturday market in the warmer months and the skating and special events in winter. Today, Aurora has a population well over 50,000 and continues to grow.



Figure 6: Aerial View of Aurora c. 1919, looking west. Wells Street and environs are in the left middle foreground (Town of Aurora Archives)



Figure 7: Aerial Image of Aurora in 2016. The boundary is outlined in red (Google Maps, 2017)

Development of Lot 80

The property located at 32 Wells Street was originally part of a large parcel of land (Lot 80). The original patent was given to Ebenezer Britton in 1805, however, the property is most associated with John Mosley, who had acquired the lands by the early 1850s and was responsible for their development.

John Mosley speculated that, with the arrival of the railway more people, business and industry would want land in the small village known as Machell's Corners. John Mosley prepared a plan of subdivision for Lot 80 in 1854 and began selling smaller parcels.

As noted in the foregoing history of the town's development, his was not a cookie-cutter plan. Though it did contain a grid of streets lined with rows of rectangular lots, his layout had elements of design that added visual delight to an otherwise mundane parcelling pattern. For example, Church Street was aligned so that its terminus was at the façade of already existing Trinity Church.

Those who developed land in the early years of village expansion seem to have taken a cue from this initiative, so that the Methodist Church on the west side of Yonge terminates the vista along Mosley Street, and other churches and public buildings anchor important street corners. Even Wellington Street, an otherwise ordinary highway, became a grand boulevard, lined with trees from an early date and soon becoming the address favoured by the more successful local merchants and public servants. And, perhaps most important for the future character of the area, in 1867 (perhaps in the spirit of Confederation), the village council of the time purchased an entire block of the new subdivision for public use. The property became Town Park.

John Mosley's, Plan 68, as the subdivision was officially recorded, did not develop overnight. Construction was slow, and some plots remained empty at the time of Mosley's death in 1877¹³. The arrival of the railway initially resulted in no more than the addition of railway buildings and hotels around the depot and, at the Yonge Street end, stores, public buildings and mills around the crossroads. Everything in between remained open fields in the early years of the subdivision.

32 Wells Street- Lot 2, Plan 68

On October 23 1869, John Mosley sold ¼ acre of land, Lot 2, for \$200 to William Edwards¹⁴; the site of the subject property¹⁵.

The 1901 census notes that William Edwards was born in England on October 28th, 1826 and immigrated in to Canada in 1836; in 1901 he is listed as working as a General Labourer¹⁶. Also listed on the census is Williams' wife, F. Ann Edwards, who was also of English heritage (b. March 6th, 1835) and emigrated the same year as William¹⁷.

The current house is believed to have been built c. 1880¹⁸ during a period of residential growth in the neighbourhood; it is likely that the home would have been built under the Mr. Edwards' ownership. The Edwards home, as represented on the 1904 Fire Insurance Plan, was a one and half storey frame building fronting on Wells Street, with a one storey rear tail.

On August 11th, 1910 William Edwards and his wife sold the property to Albert Machell for \$375.00. Two years later Albert E. Machell et ux. sold the property on April 30th, 1912, for \$1600.00 to Agnes Williamson.

Agnes Williams sold the property to Hazel May Hutt, William A.C. Hutt and Rosella Hut Holder for \$2500 on April 11th, 1920. The 1921 census lists Rosella Holder as head of the household; she is listed as a widow, born in 1867 and working as a housekeeper¹⁹. Also listed are Rosella's children: Hazel May Hutt (b. 1897); William Albert Clarence Hutt (b.1897); John Edward Holder (b. 1905); Minnie Norberte Holder (b. 1914), Mary Ethel Hutt (b. 1902)²⁰. The 1927 Fire Insurance Plan shows no noticeable changes to the residence; it remains a one and half storey frame

¹³ LACAC, 1985

¹⁴ LRO #65. Land Abstracts for Lot 2 Wells Street West Side.

¹⁵ Heritage Inventory Sheet. Town of Aurora.

¹⁶ Year: 1901; Census Place: Aurora (Town/Ville), York (north/nord), Ontario; Page: 4; Family No: 44

¹⁷ Year: 1901; Census Place: Aurora (Town/Ville), York (north/nord), Ontario; Page: 4; Family No: 44

¹⁸ Town, of Aurora, Heritage Inventory Report

¹⁹ Reference Number: RG 31; Folder Number: 100; Census Place: Aurora (Town), York North, Ontario; Page Number: 6

²⁰ Reference Number: RG 31; Folder Number: 100; Census Place: Aurora (Town), York North, Ontario; Page Number: 6

building with a one storey rear tail. After ten years of residing there Hazel, William and Rosella sell the property to Iva and David Ellis for \$3000 on July 12th, 1930²¹.

Iva Lillian Ellis (nee Sproxton) was born August 12th, 1905, in East Gwillimbury York Region and David Edward Ellis was born July 21st, 1901 in Powys, Wales²². The couple was married at the Temperanceville United Church Parsonage in Aurora on June 28th, 1930²³. Together they had three children: Edward Robert (b. 1931, d. 2016), George Ellis (b. 1937, d. 2011), and David Ellis (b. 1944, d. 1972)²⁴. David is listed as working as a tanner, in the 1940 voter list electoral²⁵. Iva and David Ellis sold the property to Walter Cole on October 10th 1945.

The Cole family would live in the house for more than 25 years. In 1965 the Canadian voters list confirms Walter and his wife living at 32 Wells; Walter is listed as working as a dairyman at this time²⁶. Walter Cole and his wife Evelyn F. R. Cole (acting as joint tenants since 1953) sold the property to Victor W. Priestly September 29th, 1972²⁷. Additional landowners include: Noel Crossman and Earmana Crossman (1973-1978); Wilfred Simpson (1978-1983); and Denise O'Sullivan. Throughout the decades of ownership the parcel of land appears to remain the same size.

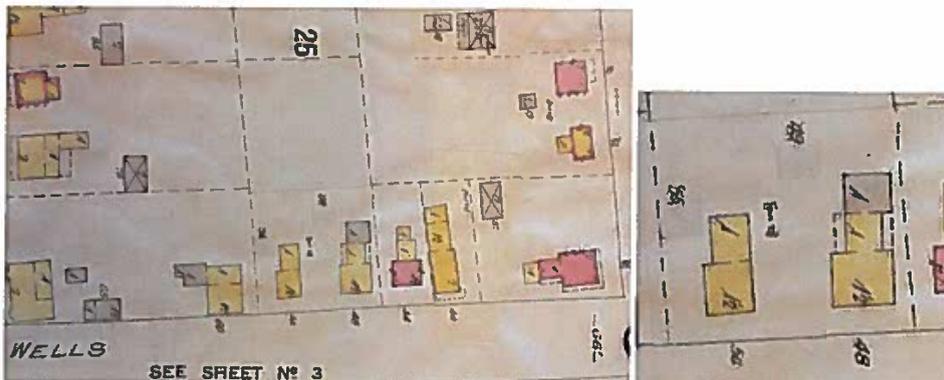


Figure 8: 1904 Fire Insurance Plan showing the 1 ½ storey frame building's location along Wells St. (left) and in detail (right); it has municipal address No. 50 on these plans (Goad, 1904).

²¹ LRO #65 *Land Abstracts for Lot 2 Wells Street West Side*.

²² Find a Grave. *Iva Lillian Ellis*. Memorial No. 148120180

²³ Ibid.

²⁴ Find a Grave. *David Edward Ellis*. Memorial No. 148119765

²⁵ Voters Lists, Federal Elections, 1935–1980. R1003-6-3-E (RG113-B). Library and Archives Canada, Ottawa, Ontario, Canada.

²⁶ 1965 Canadian Voters Lists. Electoral District of York.

²⁷ LRO #65 *Land Abstracts for Lot 2 Wells Street West Side*.

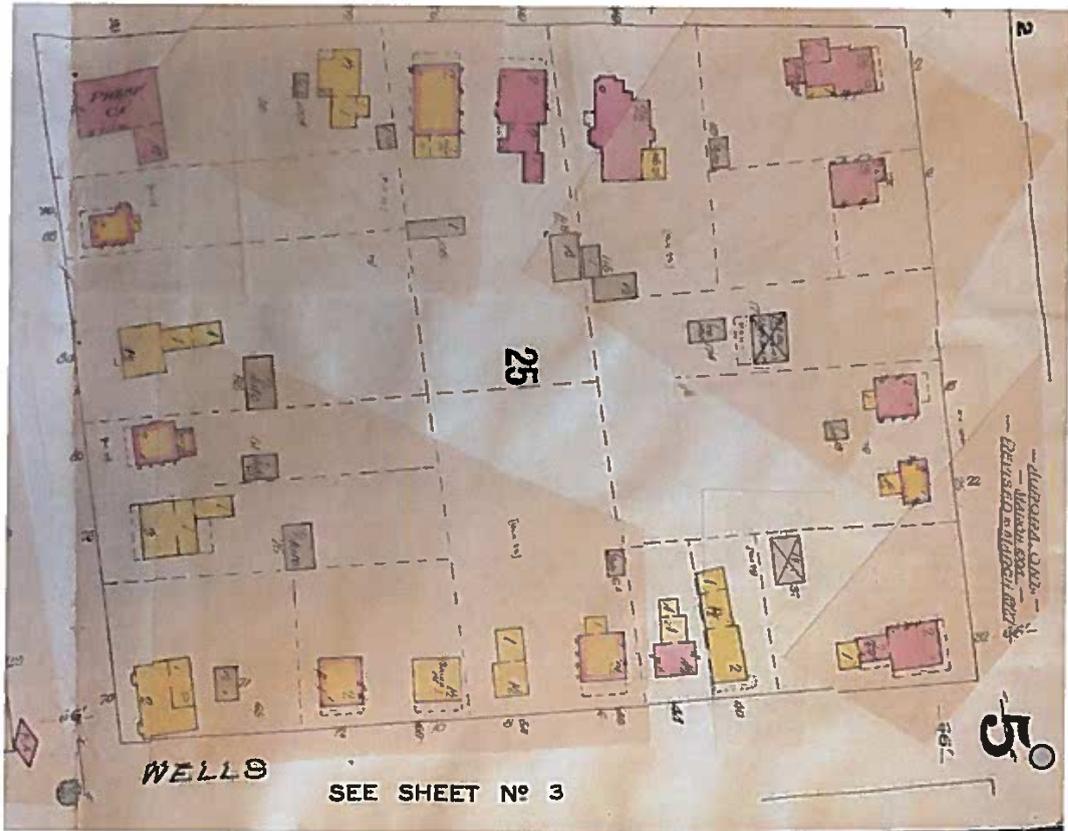


Figure 9: Plate 5, 1927 Fire Insurance Plan showing the same 1 ½ storey frame building at No. 50 Wells Street (now No. 32). Additional changes to buildings are visible from the 1904 Plan; Changes include two new buildings to the south (replacing the former box factory) and a new 2 ½ storey brick house to the north. (Goad, 1927)

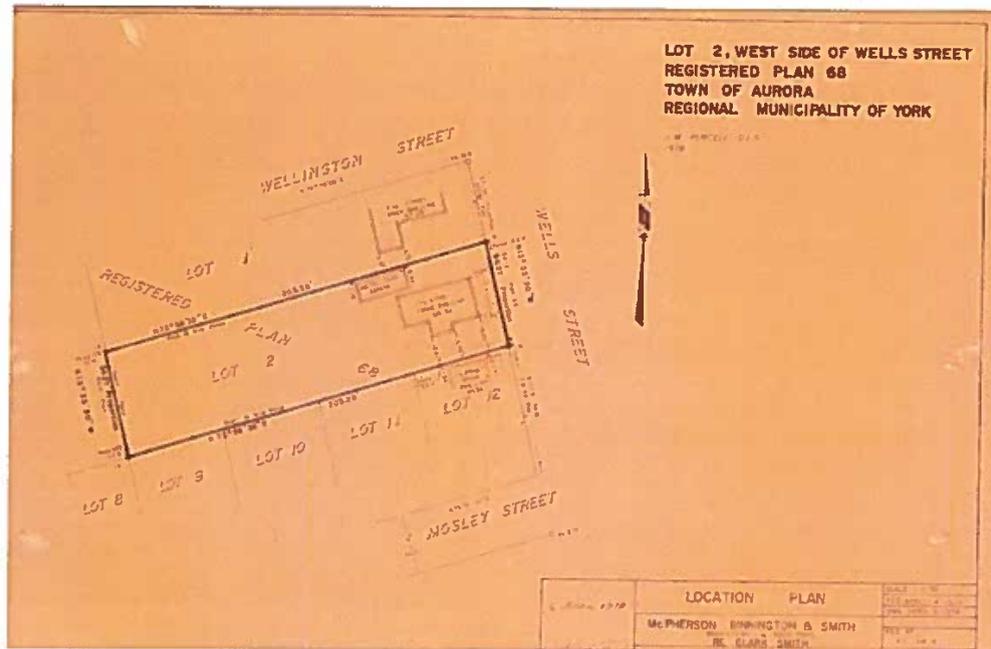


Figure 10: Detailed site plan for 32 Wells Street (J.M. Purcell OLS, 1978)

SOURCES:

Ancestry.com.

1965 *Electoral District of York.*

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----*Iva Lillian Sproxton Ellis*. Memorial No. 148120180

Goad, Charles. Underwriter's Survey Bureau Ltd. Fire Insurance Plan. Aurora Ontario.

--- March, 1904. Plate 5

--- Rev. 1927. Plate 5

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2. Reference

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**Town of Aurora
Heritage Advisory Committee Report No.HAC17-009**

Subject: Official Plan Amendment and Zoning By-law Amendment Applications
Aurora United Church
15186 Yonge Street, 12 & 16 Tyler Street
55, 57 & 57A Temperance Street
File: OPA-2016-05, ZBA-2016-13

Prepared by: Marco Ramunno, Director

Department: Planning and Building Services

Date: April 10, 2017

Recommendation

1. That Report No. HAC17-009 be received; and
2. That the Heritage Advisory Committee recommend to Council:
 - a) That the Heritage Advisory Committee provide feedback on the proposed Zoning By-law Amendment application and existing heritage buildings; and,
 - b) That the Heritage Advisory Committee be notified of any additional archaeological findings on the subject lands; and,
 - c) That the site plan application be reviewed by the Heritage Advisory Committee at a future meeting.

Executive Summary

The purpose of this report is to provide Council with direction from the Heritage Advisory Committee regarding the request to demolish all buildings and structures located at 15186 Yonge Street, 12 & 16 Tyler Street 55, 57 & 57A Temperance Street. It is noted that 15186 Yonge Street was removed from the Aurora Register of Properties of Cultural Heritage Value or Interest in July 2014 after the removal of the former church due to fire. The remaining properties are currently Listed on the Aurora Register of Properties of Cultural Heritage Value or Interest. The request to remove the buildings forms part of a greater application to construct a 2 storey Place of Worship and a 9 storey Retirement Residence on the subject lands.

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- 12 Tyler Street was constructed circa 1875 and can be described as a 1 ½ storey Worker`s House
- 16 Tyler Street was constructed circa 1911 and can be described as a 2 ½ storey Foursquare House
- 55 Temperance Street was constructed circa 1870 and can be described as a 1 ½ storey Georgian Confederation Cottage
- 57 Temperance Street was constructed circa 1950 and can be described as a 2 storey front gable-roofed residence
- 57A Temperance Street can be described as a 1 ½ storey frame structure, the construction date is uncertain, possibly 1904
- A Heritage Impact Statement was prepared for the subject lands, prepared by Bray Heritage with Letourneau Heritage Consulting Inc and Amy Barnes Consulting, dated December 2016

Background

In December 2016, the owner submitted an Official Plan Amendment and a Zoning By-law Amendment to the Town for the subject lands. The owner is proposing to construct a two (2) storey place of worship and a nine (9) storey retirement residence on the subject lands. The existing proposal does not incorporate the existing heritage resources on the property. The owners have not submitted a site plan application at this time, however a site plan application is anticipated to be submitted in 2017.

Location

The subject lands are bound by Yonge Street to the east, Tyler Street to the south and Temperance Street to the west (see Attachment 1). The total lot size of the subject lands is approximately 1.12 acres. 15186 Yonge Street is currently vacant, with the northern portion of the lands currently being used for municipal parking. 12 Tyler Street, 16 Tyler Street and 55 Temperance Street each contain one single detached dwelling. 57 and 57A Temperance Street contains two detached dwellings, although are located on one contiguous lot.

Analysis

The owner has submitted a Heritage Impact Statement for the subject lands, prepared by Bray Heritage with Letourneau Heritage Consulting Inc and Amy Barnes Consulting. Staff have reviewed the Heritage Impact Statement and have provided comments to the owner to address. Property pages are provided in Attachment 2.

Architectural Value

12 Tyler Street

12 Tyler Street can be described as a 1 ½ storey Ell-Shaped Worker`s House. The building was constructed circa 1880, likely by William Atkinson. The building comprises of a front gable roofline facing Tyler Street. The first floor comprises of a wrap-around front verandah and a projecting 3-bay window. The bay window contains three 2 over 2

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double hung windows. A single 2 over 2 double hung window is located on the second storey. The building is clad with a shiplap vinyl siding, which covers the original wood siding underneath. Historical photography of the structure from circa 1910 features a functional balcony on top of the front verandah with wood quoining at the corners of the building.

16 Tyler Street

16 Tyler Street can be described as a 2 ½ storey Foursquare House. The building has a hipped roof with centre dormer facing Tyler Street. The front façade displays a frame shed roofed porch with a second floor balcony. The first storey of the front elevation features a single front door, 1 double hung window and a small two pane coloured art glass window. The building has been clad with red brick siding on all four elevations. Double hung windows appear prominent on the west elevation facing Temperance Street. A second balcony is located on the rear elevation. The property contains a mature coniferous tree on the front lawn facing Tyler Street. The building's interior contains many original elements including a fireplace, wood panelling and staircase.

55 Temperance Street

55 Temperance Street was constructed circa 1870 and can be described as a 1 ½ storey Georgian Confederation Cottage. The building features a side gable roof, which extends to the rear elevation of the building. The building is clad with vinyl siding, which covers the original wood siding underneath. There is a single storey hip-gable porch facing Temperance Street, which accesses the main entrance. The front elevation features a single 2 over 2 double hung window. On the south elevation, a single 2 over 2 double hung window is featured under the gable on the second storey. The property contains a number of mature coniferous and deciduous trees.

57 Temperance Street

57 Temperance Street is described as a 2 storey front gable-roofed residence constructed circa 1950. The building is clad with stucco. The front elevation comprises of one 1 over 1 double hung window on the first storey and two 1 over 1 windows on the second storey. A deck protrudes towards Temperance Street. The main entrance is accessed from the north face of the building. Irregular shaped windows are featured on the north elevation.

57A Temperance Street

57A Temperance Street is described as a 1 ½ storey concrete frame structure with a gabled roof and a large central dormer. The building is clad with a wood board and batten siding, which is not original to the home. The front elevation features a triple window and main entrance. The dormer features two 1 over 1 double hung windows. The construction date of 57A Temperance is unknown, however upon review of Fire Insurance Maps dated 1904, a frame building appears to be present. The Owner's Heritage Consultant has identified that the frame building was replaced with a concrete

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block auto body shop prior to the 1960 Fire Insurance plan. The auto body shop was later converted into a residence.

Historical Value

The following is a brief overview of ownership of each of the listed heritage properties located on the subject lands. For more information, please reference the Heritage Impact Statement (see Attachment 3).

12 Tyler Street

As previously mentioned, 12 Tyler Street was likely constructed by William Atkinson between 1870 and 1885. Notable owners of the property include Charles Thom, blacksmith, who lived in the home from 1888 to 1902. The house was sold to Robert Reynolds, bank clerk, in 1904. Mr. Reynolds lived in the home from 1904 to 1914 and continued to own the home until 1921 (the home was rented during this time). The next owner was Edward Carson, blacksmith, who owned the home from 1921 to 1961. From 1961 to 2014, the home transferred in and out of ownership of the Aurora United Church. The home currently serves as community space for the United Church.

16 Tyler Street

16 Tyler Street was constructed in 1911. The home was originally owned by Robert Reynolds, however the first occupant of the home was Henry Reynolds, Robert's brother. Henry does not appear to have lived in the home as he died sometime before 1911. Henry's wife Susie Reynolds indeed lived in the home from 1911 to 1942, possibly as long as 1953. In 1925, Susie Reynolds married John Locke, who was a minister at the Aurora United Church. The property remained under the ownership of the Reynolds family until 1976.

55 Temperance Street

55 Temperance Street was likely constructed in 1870. The property was acquired in 1890 by William J. Anderson, a "w and core maker" (likely at the Fleury foundry). William Anderson would own the home until 1937, where the home was transferred to his daughter Rachel K Anderson. By 1953, John Bodfish is identified as living in the home with his wife. It is likely that Rachel Anderson married John Bodfish as the ownership name changes to Rachel K Bodfish. John Bodfish worked as an electrician. Between 1927 and 1960, a rear wing of the building was removed. By 1965 the home was divided into two dwelling units. The home has since re-merged into one dwelling unit. After a series of varied ownership, the Aurora United Church purchased the property in 1996.

57 Temperance Street

In 1947, Edward Carson (owner of 12 Tyler Street), sold a parcel of land to John Bodfish of 55 Temperance Street for \$500. By the time the lot was sold in 1950 to Carrol and Minnie Taylor, the property sold for \$10,000, which suggests that a building had been constructed by this time. Carol Taylor was identified as an electrician. The

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Taylor's would own the home until 1959, where it was transferred to Norman E. and Shirley Weller as joint tenants.

57A Temperance Street

57A Temperance Street was first identified on the fire insurance maps in 1904. 57A Temperance was originally described as a frame shed or out-building. By 1960, the building contained a concrete block foundation and identifies "Central Auto Body" as a use. The building would continue to function under various commercial uses. The building appears to have been converted into a residence by 1981, which it remains as today.

Neighbourhood Context

The subject lands have frontage on Yonge Street, which is connected with the historic Downtown Core of Aurora. Yonge Street contains a variety of shops, offices and residential uses. On the west side of the property, the context changes into a residential setting, containing a number of established historic homes constructed between the mid-19th and early-20th Centuries. The existing buildings are contextually linked to the surrounding residential buildings on Temperance Street and Tyler Street.

Archaeology

It must be noted that the Town has received a Stage 1 and Stage 2 Archaeological Assessment for the subject lands. Findings from the Stage 2 Assessment have uncovered over 1,500 artifacts on the subject lands. Materials uncovered in the Stage 2 assessment include nails, glass, ceramics, foodware and bricks (see Attachment 6). Investigation is ongoing to determine whether there are any buried remains from the former cemetery or any former church structures located at 15186 Yonge Street. A Stage 3 Archaeological Assessment will be required as part of a future submission.

Proposed Concept Plan

The owner proposes to demolish all four listed properties and construct a two storey church and a nine storey retirement residence on the property (see Attachment 7). The applicant has submitted a draft Official Plan Amendment and Zoning By-law which are currently under review by staff. The Owner proposes to amend the Official Plan to allow an increase in height to a maximum of twenty-eight (28) metres over the entirety of the subject lands. As the lands are located within the Aurora Promenade, additional consideration will be given its status within the Official Plan. The following is a table to compare the existing zone requirements on the subject lands and the proposed Institutional (I-XX) Exception Zone:

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	Existing C2 Commercial Zone Requirement	Existing I Institutional Zone Requirement	Proposed “I-XX” Exception Zone
Lot Area (minimum)	230 m ²	460m ²	4,643m ²
Lot Frontage (minimum)	10 m	30 m	53.5 m
Front yard (minimum)	N/A	10 m	0.83 m*
Rear Yard (minimum)	7.5 m	15 m	2.75 m*
Interior Side yard (minimum)	N/A	½ the height of the building and in no case less than 4.5 m	0.0 m*
Exterior Side yard (minimum)	N/A	10 m	0.45 m*
Lot Coverage (maximum)	N/A	35%	38%*
Height (maximum)	3 storeys (5 storeys with setback)	28 m	27.97 m

* Denotes exception to the Zoning By-law.

Building Evaluation

The Evaluation Working Group met to perform an objective evaluation of the subject properties on Tuesday March 21, 2017 and Monday March 27, 2017 (See Attachment 4). 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 16 Tyler Street to score at the high end of Group 2, suggesting that the property is “significant, worthy of preservation”. The Evaluation found 12 Tyler Street and 55 Temperance Street to score at the low end of Group 2, suggesting that the property is “significant, worthy of preservation”. The Evaluation found 57

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Temperance Street and 57A Temperance Street to score in Group 3, suggesting that the property is “moderately significant, worthy of documentation and preservation as part of a historic grouping”.

According to the Heritage Evaluation Guide for buildings rated 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.

The Heritage Evaluation Guide also provides the following for buildings rated within Group 3:

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

The *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 final weighted score of 12 Tyler Street to be 46.3/100, 55 Temperance Street to be 47/100, 57 Temperance Street to be 43.4/100 and 57A Temperance Street to be 28/100. The Evaluation working group found the final weighted score of 16 Tyler Street to be 68.9/100.

Designation of 16 Tyler Street

The submitted Heritage Impact Statement has provided the following statement of cultural heritage value or interest for 16 Tyler Street:

The house is a good representative example of early 20th century residential design and, on its corner location, helps establish, and contributes to, the character of adjacent streetscapes.

Heritage Attributes

- *Vernacular interpretations of the Edwardian Architectural Style;*
- *Contextual value as a local landmark; and*
- *Massing and details of the façade*

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As part of the Evaluation Working Group, 16 Tyler Street received a Historical/Associative score of 67/100, an Architectural score of 80/100 and a Contextual/Environmental score of 61/100. The building has been identified by the Heritage Consultant to meet two of the three criteria (Design/ Physical Value and Contextual Value) to be considered for designation under Part IV of the *Ontario Heritage Act*.

Architectural Salvage

A site visit of the subject lands occurred on Wednesday March 22, 2017. The site visit identified a number of items which could be salvaged as part of the Aurora Architectural Salvage Program. A series of items considered for salvage are identified below:

12 Tyler Street:

- Front Door
- Original windows

16 Tyler Street:

- Front Door
- Side Door
- Interior Doors and trim
- Original windows and storm windows
- Coloured art glass window
- Interior Wood Staircase
- Pantry
- Original Floor Boards
- Red Brick (where possible)

55 Temperance Street

- Original windows

57A Temperance Street

- Dormer windows

There are no items to be considered for salvage at 57 Temperance Street. It must be noted that the Owners have also proposed to salvage original elements from 16 Tyler Street to be incorporated into a common room within the proposed retirement residence.

Impact Assessment

The Owner's Heritage Consultant has identified in the Heritage Impact Statement, three options for the future of the subject lands. Option 1 is to preserve 55 Temperance, 57 Temperance, 12 Tyler and 16 Tyler with the removal of 57A Temperance and the construction of a new church/ retirement residence. Option 2 is to preserve 16 Tyler (with a conversion into a residence or office use) and demolish 12 Tyler, 55 Temperance (with the option of relocation), 57 Temperance and 57A Temperance to accommodate a new church/ retirement residence. Finally, Option 3 is to removal all five structures for the creation of the proposed church/ retirement residence. The Heritage Consultant has identified Option 2 as the preferred approach, however if that is

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not possible, Option 3 is recommended along with mitigation measures described in the assessment.

Design Review Panel

On March 31, 2017, the Design Review Panel has provided preliminary comments with respect to the Architectural Design of the new church and retirement home. The Panel's comments are as follows:

- Remove the false façade at the north east corner of the proposed building
- Remove the traffic access to Yonge Street
- There is too much glass material on the façade of the church building, the Panel emphasized a need for balance to achieve modern architecture yet is in keeping with the heritage character of the Historic Downtown of Aurora. The panel suggested incorporating pillars of stone in between the glass.
- Concern with respect to the overall massing of the building, especially towards Temperance Street
- Questions pertaining to how stormwater management will be achieved (ie. infiltration)

The Design Review Panel will provide further comments upon receipt of a Site Plan Application The Official Plan Amendment, Zoning By-law Amendment and Site Plan applications will also be peer-reviewed by the Planning Partnership, the Town's Urban Design consultant for the Aurora Promenade. A comprehensive review of building materials, size and massing occur when a Site Plan application is submitted.

Financial Implications

There are no financial implications.

Communications Considerations

No Communication Required.

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.

Alternatives to the Recommendation

None.

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Report No. HAC17-009

Conclusions

The subject buildings were evaluated using the Town of Aurora Heritage Building Evaluation Guide. 57 Temperance Street and 57A Temperance Street were rated in Group 3. 12 Tyler Street and 55 Temperance Street were rated in the low end of Group 2. 16 Tyler Street was rated in the high end of Group 2, just outside of the Group 1 category. Staff recommend that the Heritage Advisory Committee provide feedback on the proposed Official Plan Amendment and Zoning By-law Amendment applications. Major amendments to the proposed development and site plan review will be brought to a future Heritage Advisory Committee meeting. Finally, staff will provide additional information to the Heritage Advisory Committee with respect to future Archaeological findings on the subject lands.

Attachments

- Attachment #1 – Location Map
- Attachment #2 – Heritage Resource Briefs- 12 Tyler Street, 16 Tyler Street, 55 Temperance Street and 57 Temperance Street
- Attachment #3 – Excerpt from Heritage Impact Statement prepared by, Bray Heritage with Letourneau Heritage Consulting Inc and Amy Barnes Consulting, dated December 2016
- Attachment #4 – Evaluation Working Group Scores, 12 Tyler, 16 Tyler, 55 Temperance, 57 Temperance and 57A Temperance
- Attachment #5 – Conceptual Site Plan, Elevations and Renderings
- Attachment #6 – Excerpt from Stage 2 Archaeological Assessment, prepared by Fisher Archaeological Consulting, dated January 20, 2017
- Attachment #7 – Photos of Properties, March 2017

Previous Reports

Heritage Advisory Committee Report No. HAC14-021, dated July 14, 2014

Public Planning Report No. PBS17-017, dated March 22, 2017.

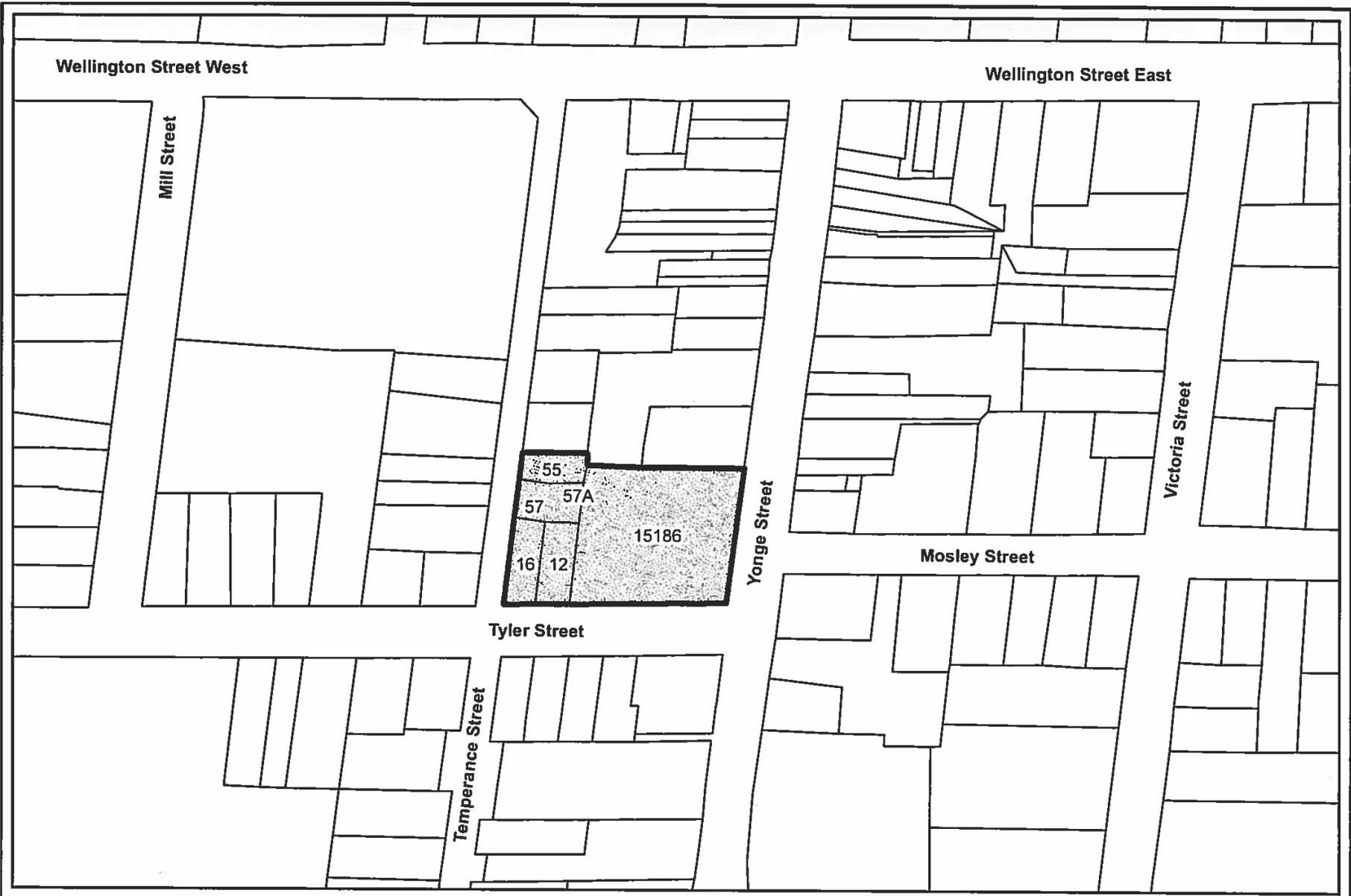
Pre-submission Review

Agenda Management Team Meeting review on March 30, 2017.

Departmental Approval



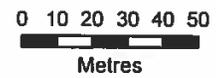
Marco Ramunno
Director, Planning and Building Services



LOCATION PLAN

HAC17-009
 15186 YONGE STREET, 12 & 16 TYLER STREET,
 55, 57 & 57A TEMPERANCE STREET

 **SUBJECT LANDS**



Attachment 2

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

SITE	<p>Address: 12 Tyler Street Former Address: Legal Description: PLAN: 9 PART LOT: 11</p>
STATUS	<p>Current Use: Residence Original use: Residence Heritage Status: Listed By-law No. & Date: Official Plan: Commercial Zoning: C2 (Commercial central) HCD: Plaques:</p>
PHOTOGRAPH	
KEY MAP	<p> </p>

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

ARCHITECTURE

GENERAL INFORMATION:

Address:	12 Tyler Street	Builder:	William Atkinson
Construction Date:	C1880	Architect:	
Architectural Style:	Ell-shaped House	Original Owner:	
Heritage Easement:		Historical Name:	

GENERAL DESCRIPTION:

Floor Plan:	L-shaped house	Storey:	1 ½
Foundation Materials:			
Exterior Wall Materials:	Horizontal wood siding covered in synthetic siding		
Roof Type:	Gable	Windows:	Bay; box bay
Entrance:		Bays:	

UNIQUE FEATURES:

Chimney (s):		Special Windows:	
Dormers:		Porch/Verandah:	Corner verandah
Roof Trim:	Decorative wood trim removed from eaves	Door Trim:	
Window Trim:		Other:	2 nd floor balcony removed; synthetic siding added

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

SITE	<p>Address: 16 Tyler Street Former Address: Legal Description: PLAN: 9 PART LOT: 11</p>
STATUS	<p>Current Use: Residence Original use: Residence Heritage Status: Listed By-law No. & Date: Official Plan: Commercial Zoning: C2 (Commercial central) HCD: Plaques:</p>
PHOTOGRAPH	
KEY MAP	<p></p>

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

ARCHITECTURE

GENERAL INFORMATION:

Address: 16 Tyler Street
Construction Date: 1911
Architectural Style: Foursquare House
Heritage Easement:

Builder: Robert Reynolds
Architect:
Original Owner:
Historical Name:

GENERAL DESCRIPTION:

Floor Plan:
Foundation Materials:
Exterior Wall Materials:
Roof Type: Hip
Entrance:

Storey: 2 ½

Windows:
Bays:

UNIQUE FEATURES:

Chimney (s):
Dormers:
Roof Trim:
Window Trim:

Special Windows: Parlour window with
patterned glass
Porch/Verandah: Porch with balcony (2nd floor
door)
Door Trim:
Other:

Aurora United Church



DECEMBER
2016

Heritage Impact Statement

Prepared for:

Southbound Development Inc.

Prepared by:

Bray Heritage

with

Letourneau Heritage Consulting Inc.

Amy Barnes Consulting

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

SITE

Address: 55 Temperance Street
 Former Address:
 Legal Description: PLAN: 9 PART LOT: 11

STATUS

Current Use: Residence Original use: Residence
 Heritage Status: Listed By-law No. & Date:
 Official Plan: Commercial Zoning: C2 (Central)
 HCD: Plaques:

PHOTOGRAPH



KEY MAP

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

ARCHITECTURE

GENERAL INFORMATION:

Address:	55 Temperance Street	Builder:	
Construction Date:	C1870	Architect:	
Architectural Style:	Georgian Confederation Cottage	Original Owner:	
Heritage Easement:		Historical Name:	

GENERAL DESCRIPTION:

Floor Plan:		Storey:	1 ½
Foundation Materials:			
Exterior Wall Materials:	Stucco (replaced with synthetic horizontal siding)		
Roof Type:	Gable	Windows:	6/6 windows
Entrance:		Bays:	

UNIQUE FEATURES:

Chimney (s):		Special Windows:	
Dormers:		Porch/Verandah:	Porch
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.

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

SITE	<p>Address: 57 Temperance Street Former Address: Legal Description: PLAN: 9 PART LOT: 11</p>
STATUS	<p>Current Use: Residence Original use: Residence Heritage Status: Listed By-law No. & Date: Official Plan: Commercial Zoning: C2 (Central) HCD: Plaques:</p>
PHOTOGRAPH	
KEY MAP	<p></p>

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

ARCHITECTURE

GENERAL INFORMATION:

Address: 57 Temperance Street
Construction Date: C1910
Architectural Style: Worker's House
Heritage Easement:

Builder:
Architect:
Original Owner:
Historical Name:

GENERAL DESCRIPTION:

Floor Plan: **Storey:** 2
Foundation Materials:
Exterior Wall Materials:
Roof Type: Gable front
Entrance: **Windows:**
Bays:

UNIQUE FEATURES:

Chimney (s): **Special Windows:**
Dormers: **Porch/Verandah:**
Roof Trim: **Door Trim:**
Window Trim: **Other:** Aluminum awning. Note: 2nd
 residence at rear of property
 is converted from Com. use

Aurora United Church



DECEMBER
2016

Heritage Impact Statement

Prepared for:

Southbound Development Inc.

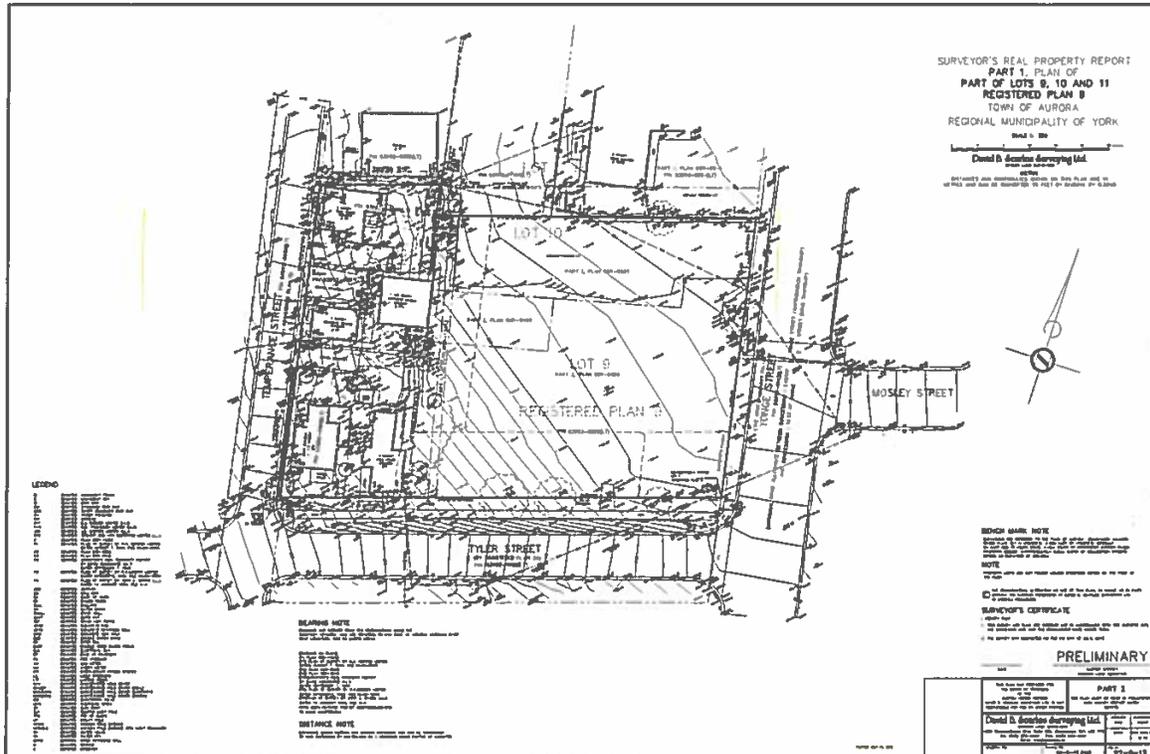
Prepared by:

Bray Heritage

with

Letourneau Heritage Consulting Inc.

Amy Barnes Consulting



Site survey showing subject properties

1.3 Description of Heritage Resources

The former church (destroyed by fire in 2014, municipal address 15186 Yonge Street) was Listed on the Town's Register of Properties of Cultural Heritage Value or Interest ("the Register"). However, it was removed from the Register following the 2014 fire. The four other properties (containing five residential buildings) that form part of this development application are Listed on the Register, as are the majority of properties on both Tyler and Temperance Streets. The following is a description of the properties as seen from the public right-of-way, with notes on interior elements viewed during a site visit.



*12 Tyler Street
(credit: Google Earth Street View)*

12 Tyler Street

This modest 1-1/2 storey frame gable roofed residential building is constructed in an L-plan, on a rubble-stone foundation. It faces gable end to the street on a shallow setback, flanked by mature coniferous and deciduous trees. There is a projecting bay on the east side flanked by a single entrance covered by a porch that wraps around the west side of the first storey. The porch has unornamented wooden posts, solid panel porch railings and wide wooden front steps. Fenestration consists of 3 2/2 double-hung sash windows in the projecting bay, a small window in the wooden front door, and a single 2/2 double-hung sash window above the bay (historical photographs show a matching window over the entrance). The structure is clad in shiplap vinyl siding and the simple gable roof is clad in asphalt shingles. There is a short wing projecting from the rear portion of the west side of the structure with a brick chimney at the intersection of the ridge lines. Historical photographs show decorative wood detailing on the porch and roof eaves (since removed) and bevelled siding and wooden quoins (covered by siding).

The building interior has been much altered and is also in a serious state of structural decline. The foundation shows major cracks and these have resulted in the structure subsiding. Floors, ceilings and door and window frames in the interior are now markedly out of true. A few wooden interior details remain, including door and window surrounds and baseboards.



*16 Tyler Street
(Credit: Google Earth Street View)*

16 Tyler Street

This 2 storey brick-clad frame building has a square plan and a wide-eaved asphalt shingled hip gable roof, on a concrete foundation. It is located at the northeast corner of Tyler and Temperance Streets, set back from Tyler Street while being alongside the property line at Temperance Street, behind a short masonry retaining wall. Facing Tyler Street the building has a three bay façade with a frame shed-roofed porch covering the two bays to the east, with wooden railings and front steps. On the ground floor there is an offset entrance in the second bay with a single wooden door. Fenestration consists of a small two pane coloured art glass window in the third bay, a window in the entrance door, and a narrow 1/1 double-hung sash window in the first bay. On the second floor there is a balcony with a wooden railing over the porch, accessed by a door in the third bay, with a single 1/1 double-hung sash window in the first bay. Centred in the roof is a single hip-gabled dormer with wide eaves and a double window. There is a masonry chimney on the east side of the roof. Fenestration on Temperance Street consists of a double window with a pair of 2/2 double-hung sash units above which are single 1/1 double-hung sash windows in the second storey. The rear (north) façade has a full-width frame porch with a balcony above and single 1/1 double-hung sash windows in the upper storey.

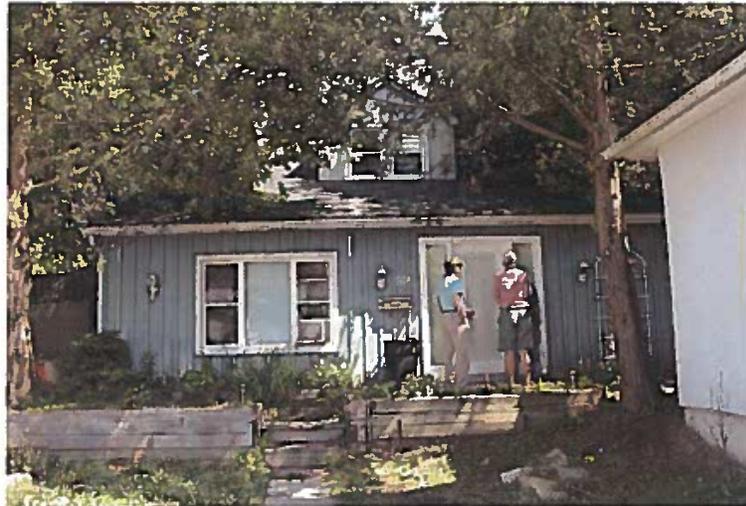
The building interior retains many original details, including a fireplace surround, wood panelling, and a wooden staircase and bannister.



16 and 12 Tyler Street, looking north at the Temperance Street intersection (Credit: Google Earth Street View)



57 Temperance Street



57A Temperance Street

57 Temperance Street

This property has two residential structures. The larger building located close to the street is a 2 storey gable-roofed frame residence on a patterned concrete block foundation and is clad in stucco. It is situated gable end to the street on a shallow setback, with a short 1 storey gable roofed wing extending to the east. The main entrance is centred on the north face, flanked by small single pane windows. There are two small single windows irregularly situated in the second storey. The street face has single 1/1 windows in the first and second storey. A small frame porch with a wooden railing projects across the street face and is accessed via one of the window openings (now a door). The roof is clad in asphalt shingles. A concrete chimney projects from the rear ridge line.

The rear building (57A) is a 1- 1/2 storey concrete and frame structure with a gabled roof and a large central dormer. The ground floor is accessed by steps set into a full-width raised platform/planter. There is a triple window and an entrance door with sidelights in the ground floor and a double window in the dormer. Mature deciduous trees flank this structure.

In both cases the interior has been altered and no physical/design details of note were observed.



55 Temperance Street

55 Temperance Street

This 1- 1/2 storey frame residence sits on a parged stone foundation and has a shallow setback. It has an asphalt-shingled gable roof that extends to the rear in a Cape Cod style massing (i.e. sloping down to 1 storey in the rear wing). Cladding is vinyl in a shiplap pattern. There is a single storey hip-gabled enclosed entrance to the rear of the south face of the structure and a hip-gabled front porch accessed by concrete steps on the south side. The porch has wooden posts and railings. Fenestration on the street face consists of single 1/1 double-hung sash windows flanking a single entrance door with a glazed panel. There is a single 2/2 double-hung sash window in the gable end of the second storey facing south and a similar window adjacent to the covered entrance, which has a glazed panel in the entrance door and a small single window on the south side. The north side has two single double-hung sash windows in the ground floor and a single double-hung sash window above. Mature coniferous and deciduous trees flank the structure on the rear and north side.

The interior has been much altered and no original physical/design details of note were observed.

*55 and 57 Temperance Street, looking south along Temperance Street
(Credit: Google Earth Street View)*



1.4 Description of the Proposed Development

As shown in the accompanying images, the proposed development of the Church properties consists of a new church building, to be located at the southeast corner of the subject lands, and a retirement residence in a separate structure. Parking for the new church building is supplied by a surface parking lot integrated within the ground floor of the retirement residence, with access from Yonge Street. Access to the rest of the complex is via a central entrance along Tyler Street and a sub-surface parking lot entrance on Temperance Street. The retirement residence has massing that steps back from both the Yonge Street and Temperance Street frontages. The proposed height of the new church is 6 storeys with a tower extending upwards of 9 storeys. The Yonge Street frontage of the retirement residence is 3 storeys stepping up to 8 storeys. On Temperance Street the frontage is 3 storeys on the Temperance/Tyler corner stepping up to a 4 storey podium and, following an angular plane, up to 9 storeys. Streetscape treatment includes street tree planting along Tyler Street within a landscaped boulevard, a landscaped boulevard along Temperance Street, and widened sidewalks along Yonge Street.



1 SW View



3 SE View



2 NW View



2 NE View

3. History of the Subject Lands

3.1 Summary Chronology

A comprehensive history of the subject area is found in Appendix 1. The key elements of the development of the former church property and the four residential properties are as follows:

- 1805: the original patent for Lot 80 is deeded to William Tyler;
- 1818: Tyler deeds 1 acre to John Hartman et. al. for the construction of a Methodist Church;
- 1818: a small log Methodist Church is constructed on what would eventually become Lot 9 and 10 of Registered Plan 9 (created in 1843); Lot 11 is later subdivided;
- 1855: a larger, frame church is built and the log structure moved to the rear of the property for use as a community school;
- Ca. 1870: the 12 Tyler Street and 55 Temperance Street residential buildings are constructed; 12 Tyler is believed to be the work of William Atkinson, an active local builder at the time who had a distinctive style incorporating bevelled siding and wooden quoins in frame residential structures;
- 1877: the frame church is partially destroyed by fire, torn down;
- 1878: a new masonry church is constructed in the Gothic Revival style, to designs by prominent Toronto architect Henry Langley;
- 1888: the Church petitions the Town to avoid constructing a high school on the old pioneer cemetery located north of the church (the location and number and type of burials are unknown due to loss of church records in the 1877 fire);
- 1888: a Private Member's Bill is proposed to allow closure of the former cemetery and level the ground: family and friends of the known deceased persons have six months to remove remains at their own expense. After that time, the trustees will be able to remove and re-inter any remains not claimed and removed already. It is unknown how many burials were claimed and how many were removed by the Church trustees: some burials may still remain;
- 1893: a cyclone damages the church, removing the tall tower and damaging the smaller one. The taller tower is rebuilt in a smaller version;
- 1900-03: Rev. Edwin Pearson, father of Rt. Hon. Lester B. Pearson, is minister of Aurora Methodist Episcopal Church;

- 1904 fire insurance plan: the cemetery is still noted on the plan;
- 1909: a west wing is added to the church;
- 1911: the 16 Tyler residential building is constructed (note: a brick clad frame house is shown on this location on the 1904 fire insurance plan);
- 1927 fire insurance plan: the original frame driveshed located to the rear of the church is shown expanded into what was originally part of the cemetery and the cemetery is no longer labelled on the plan; at 55 Temperance, the rear outbuilding now appears as an auto shop;
- 1930s: interior renovations to the church;
- 1943: both spires are removed (following lightning damage);
- Ca. 1950: the 57 Temperance residential building is constructed, incorporating the outbuilding from 55 Temperance;
- 1957: the church front entrance is altered with installation of a Narthex;
- 1960 fire insurance plan: at 55 Temperance, the rear outbuilding has been replaced by a concrete block auto body shop (later converted into a residential unit);
- 1975: a gymnasium is added to the north side of the church;
- 1987: the gymnasium is demolished and replaced by a two storey office wing;
- 2009: interior renovations to the church; and
- 2014: a fire on April 11th consumes the church and it is demolished (stained glass is salvaged).

4. Cultural Heritage Resource Assessment

4.1 Ontario Heritage Act Regulation 9/06 Criteria

The four residential properties are all Listed on the Town's Register of Properties of Cultural Heritage Value or Interest. None are designated under Section 29, Part IV of the *Ontario Heritage Act* or are located within a Heritage Conservation District enacted under Part V of the *Ontario Heritage Act*. As is often the case with properties Listed on a municipal Register, the Town of Aurora's Listings lack details concerning each property's cultural heritage values and heritage attributes.

In order to determine if any of the subject properties meet current Provincial standards for heritage designation, the following assessment is made using the criteria and categories found in Ontario Regulation 9/06. These criteria and categories are as follows:

DESIGN/PHYSICAL VALUE

The property has design value or physical value because it:

- is a rare, unique, representative or early example of a style, type, expression, material or construction method,
- displays a high degree of craftsmanship or artistic merit, or
- demonstrates a high degree of technical or scientific achievement.

HISTORICAL/ASSOCIATIVE VALUE

The property has historical or associative value because it:

- has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
- yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
- demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

CONTEXTUAL VALUE

The property has contextual value because it:

- is important in defining, maintaining or supporting the character of an area
- is physically, functionally, visually or historically linked to its surroundings, or
- is a landmark.

The following is an assessment of each property using the above criteria:

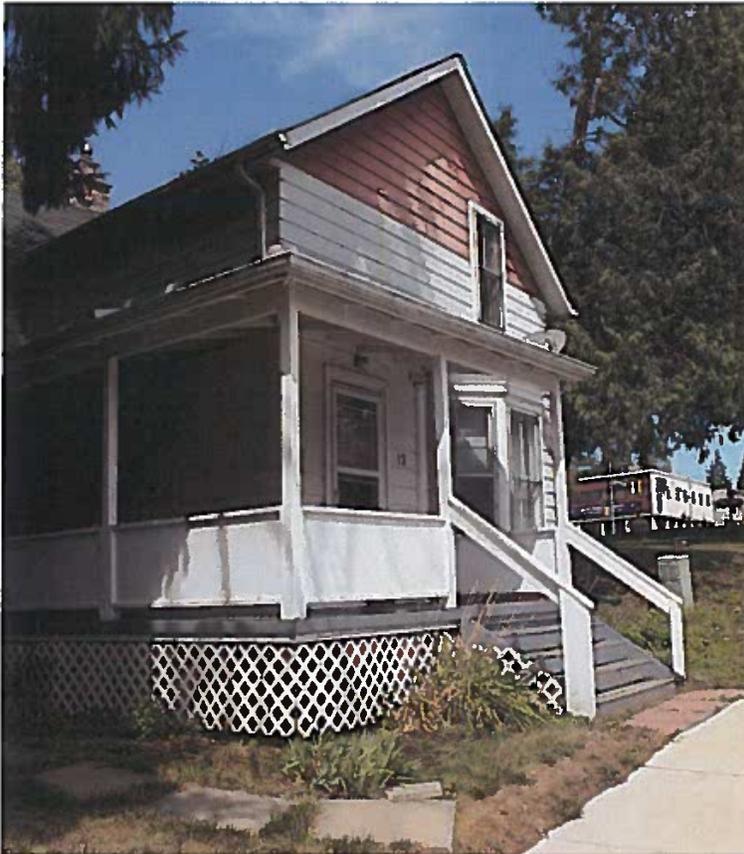
Site of former church showing parking lot, looking south on Yonge to the Tyler Street intersection (Credit: Google Earth Street View)



Former Church Lands (including former cemetery lands)

Although the Listing of this property presumably was a response to the presence of the 1878 church, that structure was demolished following the 2014 fire and the property has now been removed from the Register. Nothing remains above ground of either the former church or the former cemetery. Potential cultural heritage resources on this property would be archaeological and are addressed in the Archaeological Assessments being prepared for the Church lands.

The results of the Archaeological Stage 1: Background Study and the Stage 2 assessment indicate that the site may contain archaeological resources relating to the three church structures formerly situated on that property (i.e. the log, frame and brick structures), along with associated frame outbuildings. The Studies also indicates that the former cemetery may still contain burials in which case the extant burials would have to be addressed to the satisfaction of the Province (details of this process are provided in the Stage 1 and 2 archaeological reports). In addition its potential archaeological significance, the property is associated with the Methodist church and its role in the community and has the potential to yield further information on its historical/ associative values.



12 Tyler Street looking northeast

12 Tyler Street

DESIGN/PHYSICAL VALUE

This frame residence is a typical example of mid-19th century house design, demonstrating a local interpretation of the Gothic Revival style that was popular at the time. Early photographs show the application of mass-produced decorative elements (bevelled siding, wooden quoins and bracketed trim) that have either been removed or covered with cladding (as part of the research for this report, the cladding was not removed for inspection of the wall beneath). These original elements are thought to have been indicative of



Crack in interior foundation wall

the style of a local builder William Atkinson (McIntyre 1988, 33). Even so, the property does not meet this criterion because it remains a typical example of its time and, although integrity is not a Provincial criterion, extensive exterior alteration has removed or changed original details, and the building is in an advanced stage of collapse.

HISTORICAL/ASSOCIATIVE VALUE

The property is thought to be associated with local builder William Atkinson and it is latterly associated with Aurora United Church. Neither of these associations meets the criterion: the connection with the Church is tangential (it was a rental property) and the link to the local builder has not been identified by the Town, or by research conducted for this report, as being historically significant. Because of this, the property does not contribute to an understanding of the community. As a result, it does not meet this criterion.

CONTEXTUAL VALUE

The house forms part of a residential streetscape adjacent to the downtown core. With the loss of the church building, this property, along with the adjacent property at No. 16 Tyler, frame the north side of the street. Mature street trees complete the streetscape. The shallow setback and wide porch provide further enclosure and flank the sidewalk. In its scale, massing and setbacks, the property supports the character of, and is visually linked to, this residential streetscape and thus meets this criterion.

In summary, this property meets one of the criterion for designation, the minimum requirement for consideration for designation under Section 29, Part IV of the *Ontario Heritage Act*.



16 Tyler Street looking northeast

16 Tyler Street

DESIGN/PHYSICAL VALUE

The brick-clad frame residence is a good example of an early 20th century house showing elements of the Edwardian style. It has the typical elements of that style as applied to more substantial residences: square plan; brick cladding; hip gable roof with central dormer; full width porch; offset entrance; and simple detailing. It also has art glass in the small window next to the entrance. It is a good and representative example of its type and thus meets the criterion.

HISTORICAL/ASSOCIATIVE VALUE

Historical research conducted for this report shows that the property was one of several owned and developed by the Reynolds family (also owners of No. 12 Tyler Street). As with the other residential properties, it has latterly been a rental property owned by the Church. Neither of these associations is significant, nor does the property contribute to an understanding of the community, and thus the property does not meet this criterion.

CONTEXTUAL VALUE

The house appears to be one of a pair with No. 5 Tyler, a property designated under Section 29, Part IV of the *Ontario Heritage Act*, and located across

the street to the south and closer to Yonge Street to the east. It appears to be designed in the same style and built in the same era as No. 5. Like No. 12 Tyler, the house forms part of a residential streetscape along Tyler Street just off Yonge Street and has mature street trees. In addition, No. 16 Tyler is located close to the property line on Temperance Street and, in this location, forms a "gatepost" with the frame house across the street at No. 58 Temperance Street. The property meets the contextual criterion by supporting the character of these residential streetscapes and, on its elevated site and prominent location, is a local landmark.

In summary, No. 16 Tyler meets two of the three criteria for designation and thus can be considered for designation under Section 29, Part IV of the *Ontario Heritage Act*.



57 Temperance Street looking southeast with 55 Temperance in the foreground

57 Temperance Street

DESIGN/PHYSICAL VALUE

The two dwellings on this property are modest examples of late 19th and mid-20th century residential construction. The main building is an example of post-WWII infill housing while the smaller building behind is an adaptive reuse of a former industrial building from the early 20th century. Neither is significant for its style, artistic merit or technical achievement. The property does not meet this criterion.

HISTORICAL/ASSOCIATIVE VALUE

The property is part of a street of modest dwellings that were primarily associated with the nearby factories to the west, but the main house is a late addition that post-dates the primary period of industrial activity. The rear dwelling reflects the transition from outbuilding (stable?) to auto body shop to residential, in accord with the evolving land uses in the areas adjacent to Yonge Street. However, beyond these aspects, it does not have direct associations with any significant person, event or other component of the community nor does it contribute to an understanding of the community, and thus does not meet this criterion.

CONTEXTUAL VALUE

The property is part of a residential streetscape centred on the intersection with Tyler Street. It follows the development pattern in this part of the block whereby houses have shallow setbacks on a narrow street. It contributes to the small scale character of this part of the block but it is not historically linked to that streetscape and thus does not meet this criterion.

In summary, this property does not meet any of the three criteria for designation under Section 29, Part IV of the *Ontario Heritage Act*.



55 Temperance Street looking east

55 Temperance Street

DESIGN/PHYSICAL VALUE

This modest house is a typical example of workers' housing of the mid-19th century and is similar to others of that era found further along Temperance Street. The design, with its sloping rear roofline forming a rear wing, is found on other houses in the vicinity and is common in 19th century housing found in other Ontario communities. It does not represent a high degree of craftsmanship or technical merit. As a result, it does not meet this criterion.

HISTORICAL/ASSOCIATIVE VALUE

The property is associated with the era of industrial development adjacent to the watercourse and main streets in this area. Beyond that general link, however, it has no direct associations with significant persons, events or organizations and offers minimal information that contributes to an understanding of the community. As a result, it does not meet this criterion.

CONTEXTUAL VALUE

As with No. 57 Temperance, the property is part of a residential streetscape centred on the intersection with Tyler Street. It follows the development pattern in this part of the block whereby houses have shallow setbacks on a narrow street. Its scale and massing also supports the small scale character of this part of the block and the property is historically linked to its surroundings and thus meets this criterion.

In summary, this property meets one of the criterion for designation, the minimum requirement for consideration for designation under Section 29, Part IV of the *Ontario Heritage Act*.

4.2 Statement of Cultural Heritage Value or Interest

The primary goal of a Statement of Cultural Heritage Value or Interest (SCHVI) is to clearly identify any cultural heritage resources found on the subject property. The chronology of site development included in this report, augmented by the inventory and evaluation of the buildings and landscape found here, together provide a description of the cultural heritage resources.

4.2.1 12 Tyler Street

The house contributes to a mature residential streetscape.

Heritage Attributes

- Shallow setback; and
- Modest scale and massing.

4.2.2 16 Tyler Street

The house is a good and representative example of early 20th century residential design and, on its corner location, helps establish, and contributes to, the character of the adjacent streetscapes.

Heritage Attributes

- Vernacular interpretations of the Edwardian architectural style;
- Contextual value as a local landmark; and
- Massing and details of the façade.

4.2.3 55 Temperance Street

The house contributes to a small scale streetscape of workers' housing.

Heritage Attributes

- Shallow setback; and
- Modest scale and massing.

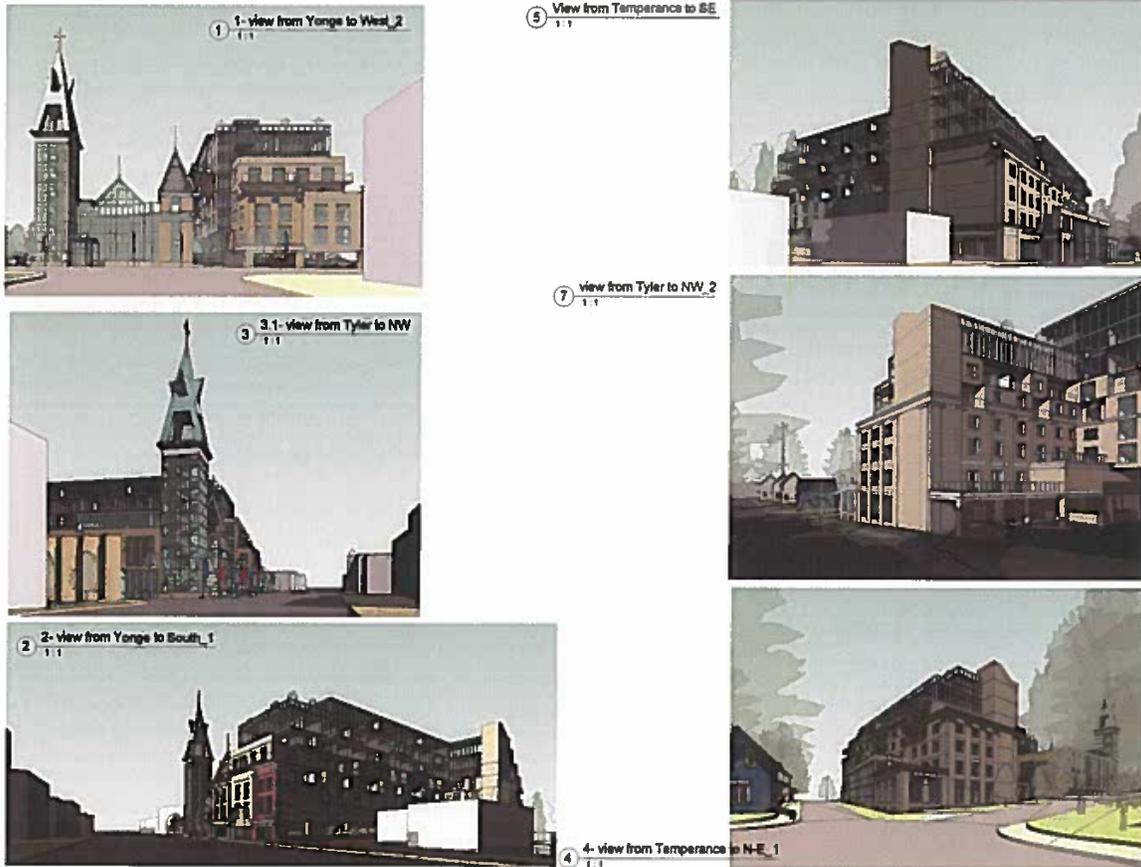
5. Impact Assessment

5.1 Overview of the Proposed Development

The overall intent of the current proposal is to construct a new church building for Aurora United Church, in concert with construction of a retirement residence on the remainder of the subject lands, including all of the remaining residential properties and the surface parking lot. The joint development allows the Church to rebuild on their prominent Yonge Street location and provides an opportunity for new infill development within the downtown core. The Church has acquired residential properties adjacent to the former church site with the short term intent of generating rental revenue and the ultimate goal of redeveloping these properties.

The current proposal envisages demolition of all five residential buildings, removal of surface parking and removal of existing street trees and other mature vegetation in order to permit construction of underground parking and the proposed mixed institutional/residential complex. The new church is designed to reproduce many of the architectural features of the previous structure, especially the two steeples and the large gabled façade. Although the proposed new church is now to be located at the intersection of Yonge and Tyler Streets (i.e. not exactly on the location of the previous building), its massing has been designed so that it still is able to terminate the important vista west along Moseley Street. The new retirement residence is proposed to be built adjacent to the new church. The complex is proposed to have parking access from all three flanking streets, including an entrance at grade on the Yonge Street frontage.

In terms of scale, the new development proposes a massing that steps back from the adjacent streets, with the ground floor massing being of similar height to adjacent structures. The proposed church has a comparable massing to the former church structure (approximately 6 storeys, plus steeples) while the proposed retirement residence steps up to 9 storeys at its highest point. Within the existing streetscapes along Yonge, Tyler and Temperance, this results in a significant change in the scale, albeit ameliorated by the stepped massing along each frontage.



Perspective views

Options for Conservation and Development

The current development proposal anticipates complete redevelopment of the subject properties, meaning that all five residential buildings would be demolished, the existing mature vegetation removed, and the entire property excavated to create underground parking. In the context of the current policy framework and the findings of this Heritage Impact Statement, the following are options for facilitating redevelopment of the subject lands.

1. PARTIAL CONSERVATION

In a strict interpretation of the Town's heritage and land use planning policies, the proposed conservation and development approach would be as follows:

- Retain and rehabilitate all four residential buildings (Nos. 55 and 57 Temperance without the rear building, and Nos. 12 and 16 Tyler Street) and the existing mature vegetation; and
- Rebuild the church on the former church property, in association with new development.

There are already several caveats to the approach in Option 1. The former church property may have burials in the former cemetery. If burials are discovered, and depending upon their extent and location, the area of the property outside of the footprint of the former church may have limited redevelopment potential, although removal and re-interment of burials has been permitted by the Province in the past. However, if the area is deemed by the Province to be a cemetery, or if the former cemetery was never formally closed, the burials may have to remain in situ, and the area could have no redevelopment potential.

The remaining properties have some development potential. The No. 12 Tyler Street building has been heavily altered and has heritage significance only because the building's massing and location support the character of the streetscape. But the building is structurally unsound: there are large cracks in the foundation walls and all of the floors and walls have shifted so that they no longer align properly. It is unlikely that this building can be salvaged. It could be replaced by another building that is compatible with the streetscape character. No. 16 Tyler Street is a sound building with potential cultural heritage value for its design and contextual values: it has good potential for continuing residential use

or commercial conversion. No. 57 Temperance Street and its associated structure to the rear are non-descript buildings that could be replaced and the property redeveloped. No. 55 Temperance Street remains a viable detached residential property with contextual heritage value. As a result, this approach would include selective residential demolition and infill with similar detached, residential buildings.

2. MINIMAL CONSERVATION

A different approach would be based on other assumptions. Assume first that the former church site is cleared for redevelopment (i.e. no burials are found, or those found are removed and re-interred in a cemetery). Assume also that the municipality does decide that the residential properties are not worthy of designation and conservation, with the exception of No. 16 Tyler Street, due to issues of integrity and cost. No. 16 Tyler Street has the greatest heritage significance of the four properties and would be considered for retention, if not designation under Section 29, Part IV of the Ontario Heritage Act. In that instance, the following option could be proposed:

- No. 12 Tyler Street is demolished, with recording of the structure during demolition and salvage of any potentially significant components (e.g. wooden quoins) in accordance with the Town's policy on architectural salvage;
- No. 57 Temperance Street and its outbuilding are demolished, with recording of the structure during demolition and salvage of any potentially significant components (e.g. parts of the early driveshed), in accordance with the Town's policy on architectural salvage;
- No. 55 Temperance Street is moved to a different location, ideally on Temperance to the south or within the immediate neighbourhood. If not, it is demolished, with recording and salvage of the structure during demolition and salvage of any potentially significant components (e.g. parts of the original structure) as part of the Town's policy on architectural salvage; and
- No. 16 Tyler Street is retained and rehabilitated as either a continuing residential use or converted to commercial use (e.g. office). Design of the adjacent new construction ensures a compatible massing relationship with the retained building.

This approach conserves the most significant heritage property within the study area and retains an important part of the residential streetscapes of Tyler and Temperance Streets. The approach also meets the stated heritage, land use and streetscape policies of the Town's Official Plan and the Aurora Promenade Secondary Plan. It provides a transition in scale and use from the main street character of Yonge Street to that of the adjacent residential neighbourhood. By retaining No. 16 Tyler Street, a property located at the corner of the proposed development, it frees the majority of the subject lands for redevelopment.

3. DEMOLITION AND COMMEMORATION

The final option anticipates clearance of the site. In this case, the buildings and vegetation would be removed. Mitigation would take several forms:

- Massing of new development to be compatible with the existing built form and streetscapes in the vicinity of the subject lands. This would entail provision of setbacks and heights compatible with those of the existing buildings on the south side of Tyler Street and the west side of Temperance Street.
- Provision of street tree planting on a landscaped boulevard along Tyler Street.
- Recording of the residential properties prior to and during demolition.
- Salvage of building components for re-installation within the new development (e.g. interior elements from 16 Tyler Street, such as art glass, stair assemblies, fireplace surrounds, wainscots, decorative lighting fixtures, wooden trim and metal grilles), in accordance with the Town's policy on architectural salvage.
- Commemoration of the former church, cemetery and historical development of the area by means of interpretive devices in the public right-of-way and interpretive measures within and/or upon the building façade along Temperance Street.

This approach removes all the existing buildings and vegetation and relies on the remaining elements of the streetscape opposite the subject lands to provide the historical context to the new development. For example, No. 5 Tyler can serve as the example of the Edwardian style house in the area and provide associations with both the Fleury Foundry and the Aurora Methodist Church. No. 42 Temperance Street can provide an example of vernacular, worker's housing associated with the Foundry.

In all three options, it is anticipated that the new church building would be modelled on the massing and siting of the former church so that steeples, a large gable end and extensive glazing could again become features of the Yonge Street streetscape. It is also anticipated that the new church will be sited so as to provide a terminus to the view west along Mosely Street, as did the former church. As for the new residence, it is anticipated that it would have grade-related uses compatible with the character of the downtown streetscape, as described in the Official Plan and Aurora Promenade Plan.

5.4 Impact on Identified Cultural Heritage Resources

The first option would have a minimal negative impact on the cultural heritage resources within the subject lands. The second approach would have a greater impact. The third approach would remove all physical components of the properties.

Option 2 entails the removal of No. 12 Tyler Street and the three Temperance Street houses, as well as mature trees in the vicinity of these houses; this will alter the streetscape character of the two streets. Mitigation strategies can include landscape and building designs employed to replant street trees and to ensure that building massing and setbacks are designed to create a compatible transition to the scale and development pattern that characterizes the other residential properties on these streets.

Option 3 requires more extensive mitigation strategies to compensate for the removal of all buildings and mature vegetation. These include the massing design of new construction, replacement of street trees and landscaped setbacks, recording and salvage of demolished structures, and commemoration of site history.

5.5 Impact on Adjacent Cultural Heritage Resources

The remainder of the properties along Tyler and Temperance Street in the vicinity of the subject lands are Listed on the Town's Register. None of these properties have had heritage attributes identified that could be impacted by the proposed development. That being said, the Listing and/or Designating of the majority of the properties along Tyler and Temperance Streets in the vicinity of the subject lands would appear to indicate that the Town treats this sub-district west of Yonge Street as having a character derived from its current streetscapes and variety of 19th and early 20th century buildings. And, as will be seen in the reasons for designation for the two properties near the subject lands, the Town also values the association of these properties to the industries and historical development pattern in the area west of Yonge Street and south of Wellington.

There are two properties near the subject lands that the Town has designated under Section 29 Part IV of the *Ontario Heritage Act*. No. 5 Tyler Street is across the street to the south from the subject lands. In appearance it is the twin of No. 16 Tyler Street. Designation by-law 5215-10 assesses the heritage value of the property using the criteria in Regulation 9/06 and concludes that it meets all three criteria for designation (design, associative, contextual). Its design/physical heritage attributes (exterior only) include the Edwardian architectural style, brick cladding, hip roof with dormer, fenestration pattern, veranda and front door; it also has associative and contextual value for its links to the Fleury industrial works and to the period in the early 20th century during which considerable development occurred in response to the town's increasing population. No. 5 Tyler Street "is of historical value for its association with George Johnston [,] an employee of the nearby Fleury Foundry and member of the Aurora Methodist Church (5215-10, Schedule "B")". The Statement of Cultural Heritage Value or Interest states that "the house was part of a trend of single-family dwellings built on infill [sic] and smaller lots to meet the needs of Aurora's increasing population in the early 1900s (ibid)".

Further away from the subject lands, on the opposite side of Temperance Street to the north and approximately at mid-block, 42 Temperance is also designated under Part IV of the Act. By-law 5052-08 states that the property meets all three of the Provincial criteria for designation and has exterior heritage attributes of its architectural style and massing, its fenestration

pattern, porch and front entrance. No. 42 Temperance “has historical value as a small labourer’s cottage, and in its association with the Fleury Foundry and its employees (5052.08, p. 3)”. The Statement of Cultural Heritage Value or Interest states that “the house is an example of a vernacular frame house built with the influence of the Gothic Revival Style for workers at the Fleury Foundry, the most important industry in Aurora in the post-railway era (ibid)”.

As for impact on these identified cultural heritage resources adjacent to the subject lands, the properties across Tyler and Temperance Streets from the subject properties are all Listed on the Town Register. No development on the subject lands would directly impact these properties. However, depending upon the massing and setbacks of the proposed development on the subject lands, there will be visual impact of the new development on these properties. Primary indirect impacts would be removal of mature street trees as well as shadow and wind effects, all of which can be mitigated to some extent by landscape and building design strategies.

Otherwise, the nearest properties of heritage significance are located well east of the subject lands, in the blocks on the other side of Yonge Street. They include properties designated under Part IV of the Ontario Heritage Act, such as the Aurora Cultural Centre and Trinity Anglican Church, both located on Church Street within the “cultural precinct” identified in the Aurora Promenade Secondary Plan, as well as other residential and institutional properties within Southeast Old Aurora. Depending upon the height of the proposed buildings on the subject lands, there could be potential impact on the visual prominence of the designated buildings within the downtown skyline (however the Official Plan does not identify skyline character as a heritage attribute of the downtown).

6. Conclusions and Recommendations

6.1 Overview

The proposed development provides a replacement for an important local institution and landmark building as well as adding new land uses to the downtown. In its current form, it assumes complete redevelopment of the subject lands. However, as has been explained in this report, there are, and may also be, significant cultural heritage resources on this site in terms of built heritage and archaeological resources. As a result, the current design will have to be modified to address these issues.

The proposed development includes a good example of a new church design that replicates the key features of the former church and, if the first conservation and development option is followed, provides a continuing use of its related residential properties. No. 16 Tyler Street is to be retained in either option. In the second option, removal of the remaining houses and of mature vegetation will result in impacts that can be mitigated by landscape and building designs that follow the policies and guidelines found in the Aurora Promenade Plan, an approach which would entail a revised design. The proposed interventions will have no negative impact on the identified heritage attributes of the property at No. 16 Tyler Street.

The third option removes the property that could be designated for heritage value. However, this option may be the only option that permits development of the subject lands by providing the maximum amount of buildable area. Mitigation strategies could include streetscape landscape treatment, building massing, and commemoration of the site's history.

6.2 Results of the Heritage Evaluation

The evaluation of each property provided in this report has shown that three of the four residential properties meet at least one of the criteria for designation under Ontario Regulation 9/06. Both No. 12 Tyler and No. 55 Temperance Street meet the criterion for contextual value (although the streetscape character changes immediately to the north with commercial properties and parking lots). No. 16 Tyler meets the criteria for design/physical and contextual heritage value. The former church property at No. 15186 Yonge Street has been identified as having archaeological potential and its heritage significance will be determined by further archaeological investigation. As a result, all but one of the subject properties has been identified as having some heritage significance according to the Provincial heritage resource evaluation criteria.

That being said, the Provincial criteria are very broad and it is not difficult for a property to meet at least one of the criteria for designation. In this case, the Temperance Street properties and No. 12 Tyler have value for their contribution to the residential streetscape: they are “contributing” properties, to use a term frequently found in inventories for potential heritage conservation districts.

But the Town also has criteria for designation that include integrity and cost of conservation of the resource (Official Plan Section 13.3 (k)). Although not included in the Provincial criteria for designation, integrity and conservation cost are factors to be considered in determining the heritage value of these properties. As shown in the Official Plan policies already described in this report, the Town balances heritage considerations with other relevant planning policies. So, for example, in the case of No. 12 Tyler Street, the structural integrity of the resource is compromised and it is doubtful that the property could be rehabilitated, both technically and in terms of cost. The exterior has also lost integrity through extensive alterations, including infilled window openings and loss of, or damage to, architectural details. No. 55 Temperance Street has more of its original exterior components intact. But in both cases, it is questionable that they are worth considering for potential designation.

The exception is No. 16 Tyler Street. It meets two of the Provincial criteria for designation. Its retention would conserve the building and its associated mature vegetation, thus supporting the existing streetscape character of both Tyler and Temperance Streets at the intersection.

6.3 Conclusions

Redevelopment of the subject lands for a church and retirement residence, when seen within the broader context of the revitalization of downtown Aurora, is a desirable goal and supports the policies of the Town's Official Plan. The destruction by fire of the former church building was a significant loss to the Towns' built heritage fabric, scenic character and to its culture. Rebuilding the church as proposed reinstates an important downtown landmark and cultural centre. Provision of housing supports revitalization of the downtown commercial and institutional land uses. For these broader planning reasons and heritage objectives, the proposed development supports key policies in the Official Plan.

As for the impact on cultural heritage resources, the proposed development requires some compromises. Assuming that the subject lands are able to be developed (i.e. that the results of the archaeological assessments determine this), then the site would need to be completely cleared in order to permit the scheme as proposed. This leaves only the third option as the means by which the proposed development could be achieved.

If this is so, then there are several ways in which this option could be justified.

- First, the loss of the existing building at No. 16 Tyler Street can be mitigated by the existence of an almost identical example of this type of structure found at No. 5 Tyler Street. Since the latter property is already designated by the Town under Part IV of the *Ontario Heritage Act*, there is already a representative example of this building type and its associations nearby.
- Second, the criteria for designation provided in Ontario Regulation 9/06 are very broad, thus the evaluation of each of the four residential properties provided in this HIS does not place the heritage significance of these properties within the wider context of cultural heritage resources within Aurora. If that were to be done using the Town's evaluation system (as described in Section 2, above), then none of the four properties would be in Group 1, and the property at No. 16 Tyler would be the only property likely to be placed in Group 2. The remaining properties, because they are valued only as part of a streetscape, would be placed in Group 3.

- Third, the redevelopment of the Yonge Street properties as anticipated in the Official Plan policies for the Aurora Promenade will substantially alter the character of the residential neighbourhood adjacent to Yonge Street such that the low density residential streetscapes in the first block to the west of Yonge are likely to become redeveloped in such a way as to provide a transition from the higher density mixed use redevelopment along the Yonge Street corridor to the residential neighbourhood further west. In that case, the proposed development would be part of that transition.
- Finally, the reinstatement of a church in that location is an important continuation of an historic land use and provides a contemporary architectural interpretation of a significant heritage building.

6.4 Recommendations

Option 2 remains the preferred approach, however, if that is not possible, then Option 3 is recommended, with the mitigation measures described above.

In terms of next steps, this Heritage Impact Statement should be updated with an addendum once the Stage 2 and 3 archaeological assessments have determined the redevelopment potential of the former church property at 15186 Yonge Street and the final building design prepared.



Carl Bray PhD CAHP CSLA MCIP RPP

Appendices

26 people in 1941. Cars and commuting became more prevalent after the war and the population and rapid growth quickly followed. In 1957 the population was just shy of 4,000 people, rising to 10,000 people in just six years after two new subdivisions in the north end of the town resulted in 770 new homes.

Industry in Aurora continued to expand and had a profound influence on the settlement patterns of the Town. Throughout the early 20th century, Aurora led as an industrial centre, greatly surpassing industrial development in nearby Newmarket and Richmond Hill. By the mid-20th century, business and commercial enterprise associated with Aurora was increasingly diversified. Today, Aurora has a population well over 50,000 residents, and continues to grow.

LOT 80

The original patent for Lot 80, Concession 1, comprising 210 acres, was granted to William Tyler on September 26th, 1805.¹⁷

On February 21st, 1818, Tyler deeded one acre to John Hartman *et. al.*; to be used for the Methodist Church, which was built later that year. This one acre parcel became Lots 9 & 10 of Registered Plan 9, which was registered in 1843. On October 1st, 1835, William Tyler *et. ux.* sold 209 acres to Samuel P. Jarvis. It was Jarvis who subdivided and sold off multiple smaller parcels (generally comprising between one-half to one acre) of the original, larger lots.

¹⁷ LRO # 65, Abstracts. Reel E-065-002.

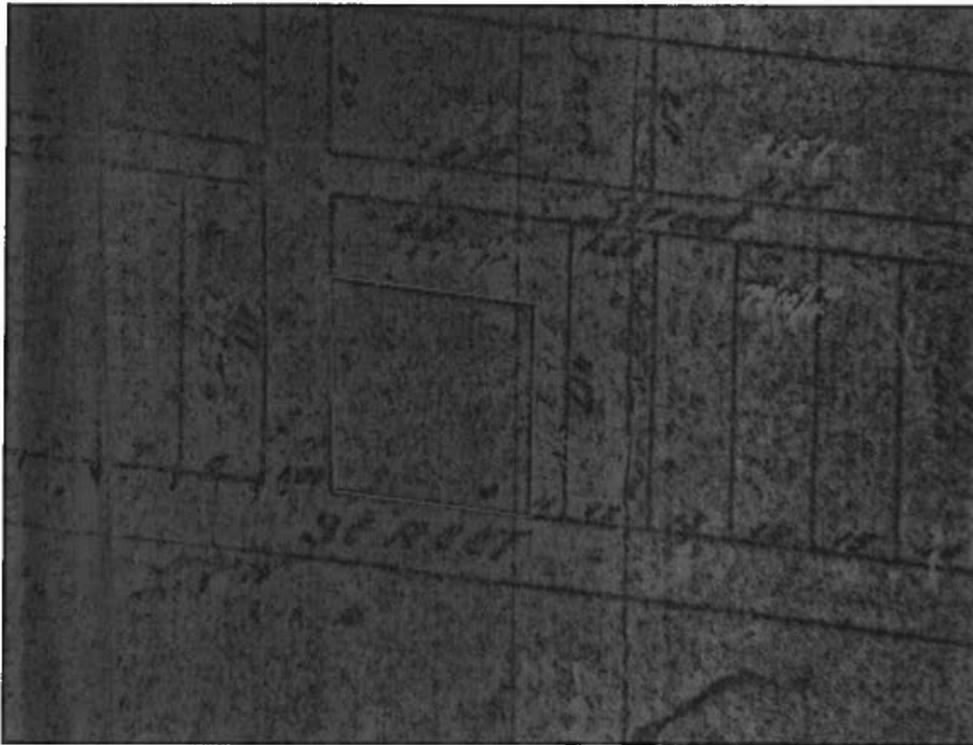


Figure 8: Detail of Registered Plan 9. Lot 9-10 are outlined in red, and the L-shaped piece along the north and west is Lot 11. (Base image source: LRO # 65, Plan 9)

Lots 9 & 10 of Registered Plan 9 continued to be used by the Church. Lot 11, an odd L shaped portion of land, was eventually subdivide into four smaller land parcels. Today the subdivided parcels in Lot 11 comprise: two along Tyler Street, 12 Tyler Street (c. 1870) and 16 Tyler Street (1911); two along Temperance Street, 55 Temperance Street and 57 Temperance Street. 55 Temperance Street was developed first, with an outbuilding (c. 1870). The outbuilding (c. 1870) eventually became part the parcel associated with 57 Temperance Street (residence c. 1950).

The Methodist Church (Lot 9 & 10)

The following history of the Aurora Methodist Church-Aurora United Church is based on information provided through the Aurora United Church Website, "Our History Section"; the book, *The 150th Anniversary of the founding and dedication of Aurora United Church, formerly Methodist Church, Aurora, Ontario, 1818-1968*; the Town of Aurora property file; and Fire Insurance Plans.

During the earliest period of European settlement of the area, the spiritual needs of the community were originally met by Methodist Circuit Riders (also known as saddle-bag preachers) who travelled throughout Upper Canada spreading the word

of god. In February 1818, a one acre parcel of land was donated, by William Tyler to the Methodist church, to be used for the "erection of a house of public worship."¹⁸ The first Methodist¹⁹ church was a small log building. Its opening service was held the same month the land was donated. The congregation has become the oldest continuing congregation in Aurora.

As the population of the community grew, so too did the congregation. A new larger, frame structure was built in 1855. At this time the log structure was moved to the rear of the property to be used as a school for the community.

The new frame building served the congregation for 22 years before being partially destroyed by a fire on March 23rd, 1877. A March 1877 article in the *Aurora Banner* indicates that the fire was believed to have been the result of arson, offering a \$200 reward for information. In August of that same year, the Trustees decided to tear down the old church and build a larger and grander edifice. A notice for Tenders was printed in the *Toronto Globe* on August 22nd, 1877. Construction of the 1878 building was a massive undertaking. The new church became one of Aurora's most iconic, religious structures for more than 100 years.

The building was designed by architect Henry Langley, from the Toronto firm Langley, Langley and Burke. Langley was well known for public building design, including Aurora's 1875 Town Hall. He designed more than 70 churches throughout Ontario over the course of his career. Langley chose to build the church in the Gothic Revival style. The style is reflected in the church's steeply pitched rooflines and asymmetrical large towers. The decision to build one large tower increased the price from \$8,315 to \$8,915. Gas lighting increased the costs by an extra \$528.

Construction of the church involved a number of local businesses. Lionel York won the contract for the stone and brick (locally manufactured), at a cost of \$3,870. M. McGinnis undertook the carpentry and joinery at a cost of \$3,800. The cost of seating ranged from 17 cents a foot to 25 cent for gallery seating, as it was made with better lumber. General contracting was carried out by the Newmarket company, Cane and Son.

Building progressed quickly. In September, the *Aurora Banner* reported that L. York was working on the foundations and basement. By November, the walls were completed up to the middle of the windows. The walls, tower, and brickwork were expected to be completed by mid-December, 1877.

¹⁸ LRO #65, Abstract. Reel 065-002.

¹⁹ There were four Methodist denominations in Aurora: Methodist Episcopalian; Wesleyan; Primitive; and New Connexion. Both the Town's property file and Johnston (1972) suggest that this congregation was Wesleyan Methodist; although Land Registry documents indicate that the land was deeded to the Methodist Episcopal Church.

After the winter, the construction resumed. The steeple, the largest north of Toronto, was half up by June, and completed by July. Fixtures were installed in July and other furnishing were added throughout the summer. The opening ceremony, officiated by Reverend D. F. Gee and assisted by Rev. Dr. Sutherland, took place on October 1st, 1878.



Figure 9: Rev. D.E. F. Gee, the first minister of the new 1878 Church. He served for one year. (Aurora United Church, 150th Anniversary Booklet, p. 77)

A *pioneer* cemetery had been established north of the Church; although the exact year it was established and precisely who was buried there is unknown, as the church records were burned in the fire of 1877. The cemetery is referenced in 1888, at the very first meeting of the new Town Council, in discussions regarding the location for a high school. The council "heard a petition from the Methodist Church which wanted to level off the old burial ground which had stood from pioneer days just north of the church."²⁰ The area was not selected as the site for the school.

That same year, a Private Bill was put forward at the 2nd Session of the 6th Legislature which notes that the "eleventh day of June, 1869, the said land was used as a burying ground; that since that date its use for such purpose has been discontinued and a general cemetery was then acquired near the town where interment have since been made." The Act required the publication of a notice for any family or friends of known deceased persons. They were given six months "to remove the remains of the dead of their own accord and at their own expense in a

²⁰ Johnston, 1972, pg. 50

decent and orderly manner," so that the Trustees could level the land. Church Trustees were given the responsibility of removing and reinterring any remaining burials. It is unknown how many burials were claimed or moved by family or by Church Trustees during this time.

The *Aurora Banner* reported on the impending expiry of the six month period on September 28th, 1888. At the time, the removal of bodies and gravemarkers was underway; although the article surmised that some burials would never be claimed or removed.²¹ The cemetery was indicated on the 1880 (revised 1885) Fire Insurance Plan.²²

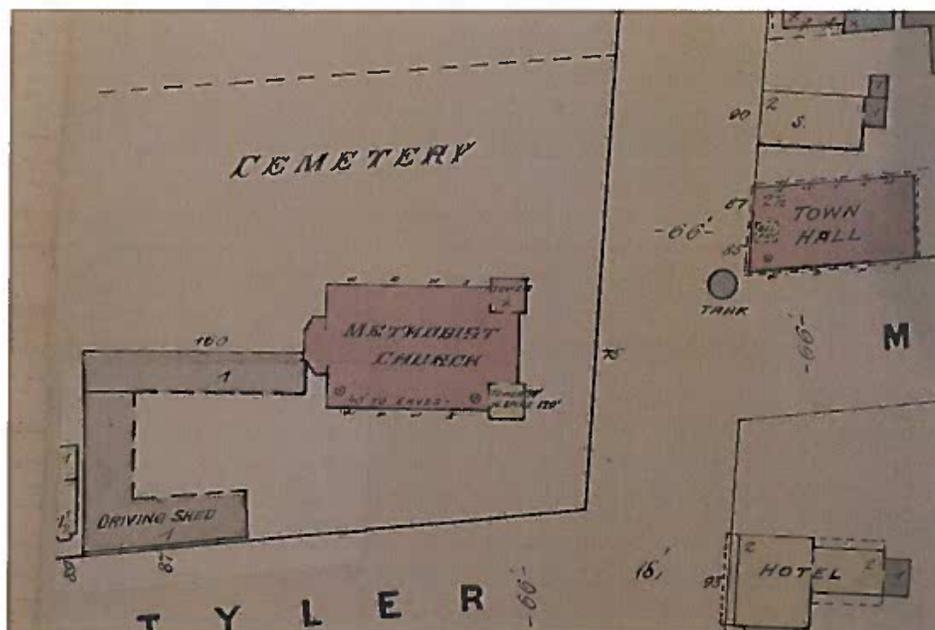


Figure 10: 1880 Fire Insurance Plan showing the original footprint of the 1878 building. The Cemetery is marked as being north of the Church (Goad, 1880, Revised 1885).

The church has undergone a number of interventions throughout its history. The most visible change was in 1893, when a cyclone 'blew off' the original iconic tall tower and the smaller one was damaged. Many of the stained glass windows were also lost during the cyclone. The taller tower was never rebuilt. It was replaced with a smaller tower.

²¹ Aurora Historical Society, August 2008. *Methodist Burial Ground, Aurora*.

²² Bill 48. Ontario Legislative Assembly. 1888



Figure 11: The original 1878 building with the tall tower still in place. (Town of Aurora, 2002. 19.262)



Figure 12: A c.1905 photograph showing the smaller, replacement tower on the south side of the church. (Town of Aurora, Collection: 2002.19.263)

On June 10th, 1925 the United Church of Canada was formed, uniting the Methodist, Congregationalist and some²³ Presbyterian Churches. The union changed the organizational and internal management of the Church, as well as names of doctrines and representative bodies. One noteworthy change was removal of time limits on the terms of ministers. Terms were to be decided by mutual consent of the congregation; allowing ministers to serve as long as deemed fit. It is worthwhile to note that Rev. Edwin Pearson, who served from 1900 to 1903, was the father of Rt. Hon. Lester B. Pearson.

A growing congregation and increased need for community activity space, required a west wing to be added in 1909. This space became the Ladies' Parlour and a room for Sunday School. Between 1912 and 1914 electric lights were installed. By 1927, the original drive shed, located to the rear of the church, had been expanded into what was originally part of the cemetery (Figure 13).



Figure 13: Fire Insurance Map from 1904 with 1927 Revisions, show the footprint of the building and the drive shed. (Goad, 1927).

In 1930s the interior of the church building underwent extensive alterations, including the addition of new pews, pulpit furniture, wood paneling, and a new pipe organ.

²³ Within the agreement, the Presbyterian Church made a provision allowing individual congregations to vote themselves out if they saw fit. Many local congregations took this step.

In 1943, spires on both towers are removed, after being struck by lightning numerous times. Significant alterations to the east façade (front entrance) were also carried out; a Narthex was installed in 1957 and stained glass windows commemorating the life of local businessman T. H. Oliver were added in 1977.



Figure 14: Looking towards north elevation of church showing the additional Ladies' Parlour (added 1909). Note the spires have also been removed at this point. (Town of Aurora, 2002. 19. 278)



Figure 15: Photograph of the church following removal of spires and addition of Narthex to the front entrance. (Town of Aurora, 2002.19. 262)

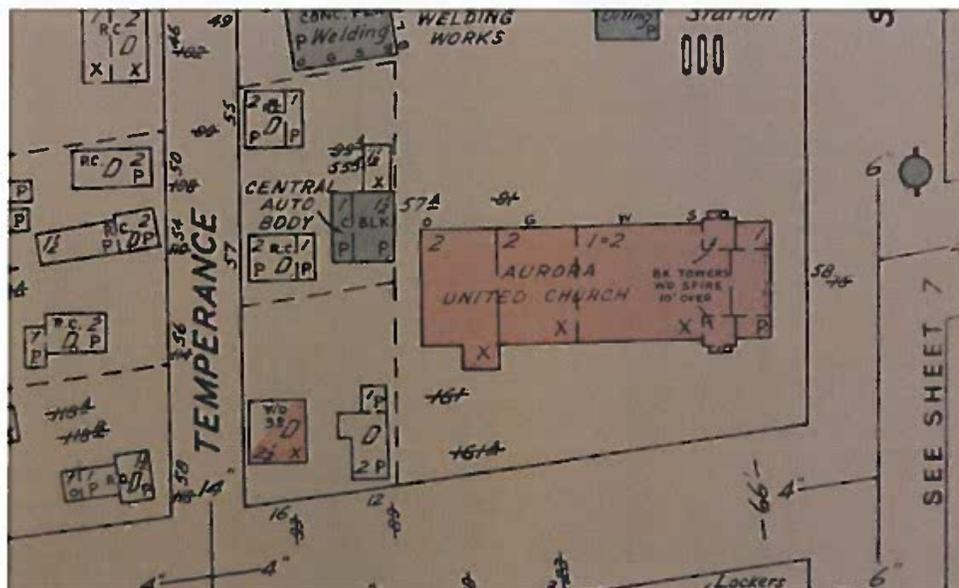


Figure 16: 1960 Fire Insurance Plan showing the Narthex and a two storey addition on the west elevation. The drive shed had been removed by this time. (Goad, 1960)

A gymnasium was added to north side in 1975. The gymnasium was demolished in 1987 and replaced by a two storey office wing. Four additional stained glass windows were installed in the Narthex to commemorate the 175th anniversary of the founding of the congregation.

A significant interior redevelopment was carried out in 2009: technological and Audio-Visual systems were installed; wood paneling was removed to expose the iron rails; balconies were shortened to make the space more functional for contemporary use.

On April 11th, 2014 the Church was devastated by a fire. Although fire fighters worked hard to save the façade and Narthex of the church, two independent structural engineers determined that the building was unsafe. The stained glass was removed and the Church was ultimately demolished.

Today the lot remains vacant except for the *Aurora United Church* sign.
Temperance Street (Pt. Lot 11)

There were two major commercial and institutional buildings on Temperance Street that played a significant role in shaping the social and economic life of the community: the Sons of Temperance Lodge, and Fleury Works. Both of these buildings were located on west side of Temperance Street. The Sons of Temperance Lodge no longer exists and has been replaced by a residence. A large industrial building associated with Joseph Fleury factory is extant at the corner of Temperance and Wellington Streets. It is presently vacant.

There are two residential buildings on the east side of Temperance Street, located on Lot 11. 55 Temperance was built around 1870, and was definitely present by 1880. It is unclear when the building became two separate dwelling units. 57 Temperance Street was built sometime between 1924 and 1960, likely around 1950.²⁴

55 Temperance Street

William J Anderson acquired part of Lot 11 on April 19th, 1890 for \$140.00. The land was transferred through a deed poll by Sherriff Joseph Widdifield; who also gave Charles Thom a deed poll for 12 Tyler Street at the same time. It is possible that the two residences were constructed around the same time (c.1870).

²⁴ The Temperance Street property was subdivided into two (55 and 57 Temperance Street) in the 1950s. A Quit Claims agreement was filed on Dec 15th, 1960 between Norman and Shirley Weller (listed as living at 57 Temperance Street, at the time) and Rachel K. Bodfish (Her husband, J. Bodfish, was listed as living at 55 Temperance, at the time).

In 1911, William James Anderson (b. 1858) along with his wife Sarah Elizabeth (b. 1862), sons David Edward (b. 1890) and Stanley Preston (b. 1892), and daughters Laura Mary (b. 1887), Sadie Eva (b. 1889) and Rachel Kathleen (b. 1903), were living on Temperance Street.²⁵

The 1921 census lists William as a widower, working as a 'w and Core maker' (likely at the Fleury foundry). His daughters, Laura Mary and Rachel Kathleen were also listed at the Temperance Street home.²⁶

David Anderson and Rachel K. Anderson, acting as executors of William Anderson estate, transferred the property to Rachel K Anderson on September 1st, 1937, for \$750 dollars. The parcel was described as the 44 feet of the lot fronting on the eastern limits of Temperance Street and 154 feet north from the southwest limit of Lot 11.

Ownership after 1937 is unclear; although, the 1953 and 1957 Canadian Voters registration list indicates that John Bodfish and his wife were living at 55 Temperance Street.²⁷ The land registry documents list Rachel K. Bodfish as the second party to a Quit Claim in December 1960.²⁸ It is highly likely that Rachel K. Anderson married John Bodfish; however this has not been confirmed.

John Bodfish was born in Holland Landing, on July 12th, 1902 to John Franklin Bodfish (a farmer) and Sarah-Hannah Dyke Bodfish.²⁹ He worked as an electrician.

At some point between 1927 and 1960, the rear wing of the property was removed. This is reflected in the 1927 Fire Insurance Plan (Figure 13) which shows the wing in place. It is no longer present on the 1960 Fire Insurance Plan (Figure 16).

By 1965 the residence had been divided into two dwelling units. The 1965 Canadian Voters list indicates Norman Friend, a night foreman, was living at this address, likely as a tenant. Harold E Egan (Shipper) and Shirley E Egan were also living at the address in 1965.³⁰ The Egans acquired the property from Rachel Bodfish on June 28th, 1966.³¹

²⁵ Year: 1911; Census Place: 31 - Aurora, York North, Ontario; Page: 3; Family No: 37

²⁶ Reference Number: RG 31; Folder Number: 100; Census Place: Aurora (Town), York North, Ontario; Page Number: 11

²⁷ Original data: Voters Lists, Federal Elections, 1935-1980. R1003-6-3-E (RG113-B). Library and Archives Canada, Ottawa, Ontario, Canada.

²⁸ LRO # 65, Abstracts, Reel 065-005.

²⁹ Archives of Ontario; Series: MS930; Reel: 37

³⁰ Original data: Voters Lists, Federal Elections, 1935-1980. R1003-6-3-E (RG113-B). Library and Archives Canada, Ottawa, Ontario, Canada.

³¹ LRO- #65, Abstracts, Reel 065-005

Other occupants include: Thomas Duncan and Eleonore Wilson (1966); Robert Middleton (1971); Ray and Sylvia Hounscome (1977); Ralph W. Morley (1977); Leonard Rosenberg (1977); Sharon Wolley (1982); Herbert Hess (1984); Ellen Stoneman (1985); and The Board of Trustees of the Aurora United Church (1996).

57 Temperance Street

At the time of writing there were two buildings, considered separate units, at 57 Temperance Street. It is likely that the main residential building was built around 1950.

The first reference to the property in land registry documents occurred in 1947, when Edward Carson (owner of 12 Tyler Street from 1921 to 1961) sold part of Lot 11 fronting the east side of Temperance Street and 154 feet north of the southwest limit of the Church Lot, for \$500 dollars to John C. Bodfish. Bodfish was listed as living at 55 Temperance Street for many years. A mere three years later, on November 24th, 1950, the executors for John C. Bodfish sold the property to Carrol Taylor and Minnie M. Taylor (Joint Tenants) for \$10,000. The significant jump in property value strongly suggests that the residential building had been constructed during Mr. Bodfish's ownership of the property.³²

The 1953 and 1957 Canadian Voters lists confirms that the Taylors continued to occupy 57 Temperance Street. Carrol was working as an electrician at that time.³³ Carrol and Minnie Taylor transferred the property to Norman E. and Shirley Weller, as Joint Tenants, in April 1959.

A steel structure, located to the rear of the residence, has been shown on Fire Insurance Plans since 1904. In 1927, an additional steel structure was added and the word 'Auto' added, suggesting an association with the auto shop to the north. The frame outbuilding at 57 Temperance Street was replaced with a concrete block auto body shop prior to the 1960 Fire Insurance Plan. The extant residence is likely a recent replacement, or possible conversion of the auto shop.

The Canadian Voters list from 1965 indicates that Ronald Tulloch and his wife were tenants at 57 Temperance Street. Tulloch is listed as a cleaner.³⁴ It is unclear if the Wellers were renting out their dwelling, or if Mr. Tulloch was living in the extant second residence.

³² As well the property does not appear on the 1927 Fire Insurance map, but is present on the 1960 map

³³ Original data: Voters Lists, Federal Elections, 1935–1980. R1003-6-3-E (RG113-B). Library and Archives Canada, Ottawa, Ontario, Canada.

³⁴ Ibid. 1965

Norman and Shirley Weller transferred the property to Norman L. Ross and Geraldine Ross (Joint Tenants) on January 6th, 1969. Michael Cassidy acquired the property in June 1971.

It is likely that the following people owned or occupied one or both of the residences: Norman and Geraldine Ross (1969); Lawrence Hutchinson (1973); Peter C. Rhodes (1976); Richard P. Blouin (1982); Margaret Blouin (1985); Rino and Valerie Pandolfi (50%) and Giani and Ana Pandolfi (50%) (1995).

The property was listed for sale in 1996 and is presently the location of Merlin Mechanics.

TYLER STREET (Pt. Lot 11)

This parcel of land was originally part of Lot 80, which was granted to William Tyler in 1805. The undeveloped property was sold to Samuel Jarvis, on October 1st, 1835.³⁵ On May 26th, 1847, Samuel P. Jarvis sold 25 acres to Matthew Lepper, for \$550.00.³⁶

Lepper sold one quarter acre and the north part of Lot 11, Registered Plan 9 and 25 acres (likely including the L-shaped portion) to Arthur Lepper, on March 24th, 1875, for \$7000. This parcel was transferred back to Matthew Lepper for a nominal, \$1, fee.

The earliest evidence of the residence located at 12 Tyler Street (named after William Tyler) comes from the 1880 (revised 1885) Fire Insurance Plan. The building is just visible on the edge of the map, along Tyler Street, and beside the church's drive shed.

³⁵ LRO 65, Abstract, Reel 065-002.

³⁶ Ibid.

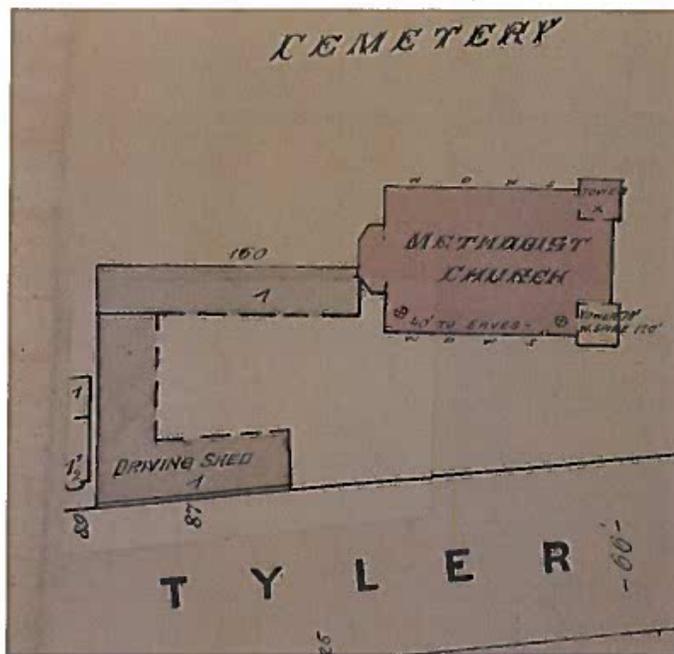


Figure 17: 12 Tyler Street is located on the edge of the 1880 (rev. 1885) Fire Insurance Plan, adjacent to the Driving Shed. The map shows a 1 ½ storey wood building with a bay window. (Goad, 1880)

It is believed that the home was built by local builder, William Atkinson. The wooden quoins and beveled siding were common features in his other buildings and Atkinson was actively building in the 1870s. The residence was likely built between 1870 and 1885. It was definitely present by 1885, as indicated by the Fire Insurance Plan.

There is no record of the property in the 1882 tax assessment rolls. In 1888, the property was owned by Charles Thom; the property value assessed at \$700.³⁷ Land registry abstracts also note that a Deed Poll was granted on April 16, 1890 by Sherriff Joseph H Widdifield to Charles Thom, for part of lot 11 at a cost of \$130.³⁸

Charles Thom (abt 1842), the son of Scottish immigrants, was born in Pickering, Ontario.³⁹ Charles' first wife, Mary Ann (née Cole), died on May 16th, 1869 at the age of 27 and is buried in Erskine Cemetery in Pickering.⁴⁰ It is not known if they had any children.

³⁷ Jacqueline Stuart, Research Notes and correspondence 24th Dec. 1997.

³⁸ Ibid.

³⁹ Year: 1891; Census Place: Aurora, York North, Ontario; Roll: T-6379; Family No: 146

⁴⁰ Ancestry.com. *Canada, Find A Grave Index, 1600s-Current* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

Charles Thom's second wife, Phoebe (née Cole), was born in England in 1848. She was the sister of Charles' first wife, Mary Ann. Both Charles and Phoebe⁴¹ were listed as widows when they were married at Victoria Square in Markham on September 5th, 1870.⁴²

Charles and Phoebe lived at 12 Tyler Street. Together they had at least one son, Edmond (b. 1871) who died in Ohio, USA on June 13th, 1960.⁴³ According to Phoebe's obituary she also had three daughters, one of whom was called Ida (b. 1868).⁴⁴

Charles learned his trade at Mr. Dunbar's blacksmith shop in Pickering. When he moved to Aurora, he worked as a foreman blacksmith at the Fleury Agricultural Works located at the north end of Temperance Street on Wellington Street. In 1902, Charles Thom is listed as the freeholder (owner) of the property which was valued for tax purposes at \$700.⁴⁵

Charles died in his home at the age of 75, on May 5th, 1914. He is buried at the Aurora Cemetery. Phoebe lived to the age of 96. She died at 22 Temperance Street on December 8th, 1943.⁴⁶

Before Charles Thom's 1902 retirement, he sold the house and adjacent empty lot to Mrs. Gertrude Foulds. She does not appear to have lived there. Thom and his family moved to George Street and the tenant of that house, Robert Reynolds, moved into 12 Tyler Street.

The 1903 tax assessment rolls list Gertrude Foulds, widow, as the freeholder non-resident, and Robert Reynolds as the current tenant.⁴⁷ Robert Reynolds purchased the property on March 17th, 1904, for \$625.00.⁴⁸ He lived there with his wife and daughter.

⁴¹ Phoebe had previously been married to Isaac Shank.

⁴² Archives of Ontario; Toronto, Ontario, Canada; *Registrations of Marriages, 1869-1928*; Series: MS932; Reel: 3

⁴³ Ancestry.com. *Canada, Find A Grave Index, 1600s-Current* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

⁴⁴ Banner, 8 May, 1914, as listed in research done by Jacqueline Stuart, Dec 24th, 1997.

⁴⁵ Notes from Property File. Information taken from the Tax assessment Roll. Information gathered by Jacqueline Stuart, Curator of Aurora Museum.

⁴⁶ Ancestry.com. *Canada, Find A Grave Index, 1600s-Current* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012. (Original data- Newmarket Era and Express (Newmarket, ON), 9 Dec 1943, p. 6)

⁴⁷ Property File: Tax assessment Roll. Information gathered by Jacqueline Stuart, Curator of Aurora Museum. 1997

⁴⁸ LRO #64, Abstract. Role 065-005.

Robert Reynolds (b. 1869) married his first wife Emma Louise (b. 1863) on December 31st, 1895, in Aurora.⁴⁹ Prior to moving to Aurora, Robert worked as a School teacher in St. Catherines.⁵⁰ The couple had a daughter, Winnifred (b. Feb 1897), who went on to marry George Vale Jr. on April 19th, 1920.⁵¹ Robert worked as a bank clerk for a private bank operated in town by J.M. Walton, and by 1911 he was working 48 hours a week, making \$800 a year.⁵² The family was Methodist, and most likely went to church next door. In 1911 a building was being constructed on the vacant land at the corner of Temperance and Tyler Streets (16 Tyler Street).

12 Tyler Street

The Reynolds family lived at 12 Tyler Street for many years before tragedy struck. The diary notes of Robert's employer, J.M. Walton, from November 12th, 1912, state that Mrs. Reynolds (Emma) committed suicide "after months of nervous breakdowns."⁵³ The notice printed in the *Aurora Banner* on November 15th, 1912, does not mention the cause of death. Robert remarried two years later, on September 9th, 1914, to Mary Agnes (née Williamson). They moved away from Aurora and had two more children.⁵⁴ Robert died in 1955, in Harriston, Ontario. He is buried with both his wives in the Aurora Cemetery.⁵⁵

⁴⁹ Year: 1911; Census Place: 31 - Aurora, York North, Ontario; Page: 3; Family No: 29

⁵⁰ Year: 1901; Census Place: St Catharines (City/Cité), Lincoln & Niagara, Ontario; Page: 1; Family No: 2

⁵¹ Archives of Ontario; Toronto, Ontario, Canada; Registrations of Marriages, 1869-1928; Series: MS932; Reel: 515

⁵² Year: 1911; Census Place: 31 - Aurora, York North, Ontario; Page: 3; Family No: 29

⁵³ Notes from Property File: Information gathered by Jacqueline Stuart, Curator of Aurora Museum, 1997.

⁵⁴ Ibid.

⁵⁵ Ibid. Notes on death taken from *Aurora Banner*, February 24th, 1955.



Figure 18: Circa 1910 photograph of the house at 12 Tyler Street while occupied by the Reynolds Family. Photo shows Emma Reynolds and daughter, Winnifred. (Aurora Museum Photo, 8193.3837)

When the Reynolds relocated, they rented the house to tenants until the property was sold to Walter L. Milgate, on October 1st, 1919, for \$2000. Walker (b. 1893) was listed as an Agent in 1921. Walker lived at the property with his wife Meta Gertrude (b.1894) and daughter Ruby Eleanor (b.1917) for a short time. The property was sold to Edward Carson on August 1st 1921 for \$3200.⁵⁶

Edward Carson worked as a blacksmith (likely at Fleurys). When he purchased the property, he was married to Margret (d.1939).⁵⁷ He appears to have taken on boarders during the wartime housing shortage. Carson married his second wife, Ella May Carson, in 1947. The couple was listed as living in the house in 1950.⁵⁸

Edward owned the property until January 27th 1961, when his wife Ella granted the property to John J. Knowles, Thomas H. Oliver and James L. Urquhart - Trustees of the Aurora Pastoral Charge of the United Church of Canada.⁵⁹

While under church ownership, the house appears to have rented to a series of different tenants. Telephone directories indicate a man named Robert Copeland was living there in 1962. The 1965 Canadian Voters list indicates that James King, a

⁵⁶ 1921 Census. Reference Number: *RG 31*; Folder Number: *100*; Census Place: *Aurora (Town), York North, Ontario*; Page Number: *8*

⁵⁷ Notes from Property File: Information gathered by Jacqueline Stuart, Curator of Aurora Museum, 1997.

⁵⁸ Ibid. Tax Assessment Rolls

⁵⁹ LRO #65, Abstract 065-005.

leather worker, and his wife, Dorothy, were living at 12 Tyler Street.⁶⁰ The Trustees for the church transferred the property to James and Dorothy King in July 1971, for \$1. The property appears to have been transferred back to the church in 1994, three years prior to Dorothy's death.⁶¹

By 1997 the property was owned by a Ms. Conway. Is it unclear how long Ms. Conway owned the property; however, when the Church was destroyed by fire in 2014, the organization of the congregation and church affairs moved to 12 Tyler Street, a property that noted as already being owned by the Church. The home acted as the temporary community space for the Church until it founds its new home.

16 Tyler Street

The first mention of the house at 16 Tyler Street was on August 25th, 1911. The *Aurora Banner* reported, "The framework of Mr. Robert Reynolds' new house on the corner of Temperance and Tyler Street is completed and the roof of the building is on. The brick cladding which will be pressed brick will be commenced next week."⁶² On November 10th of that year, the *Aurora Banner* reported that the brickwork would be completed on Robert Reynolds' new house on Tyler Street, and the family was expected to move in December 1st.

Robert does not appear to have moved into the house as the article anticipated, and the 1912 tax assessment roll indicates that the house remained vacant while the Reynolds continued to live at 12 Tyler Street. The tax assessment rolls do suggest that the vacant house had a value of \$1300.⁶³

It appears that the first occupants of the home were the family of Roberts's brother, Henry. Henry Reynolds does not appear to have lived in the home, as he died sometime before 1911. It is possible that his widow, Susie, moved into the house because of his death. On August 1st, 1912, Robert officially sold the property to Susie and her son, also named Robert, for \$2800.⁶⁴

Susie (Susannah, Annie) Lyon Reynolds (b. 1866, née Sayer) and Henry Reynolds had a daughter, Lelia, and two sons, Walter (b. 1888 d.1915) and Charles (b.1895, d.1922).⁶⁵ By 1921, the census has Susie is listed as having a lodger (Harry Thomas

⁶⁰ Original data: Voters Lists, Federal Elections, 1935–1980. R1003-6-3-E (RG113-B). Library and Archives Canada, Ottawa, Ontario, Canada.

⁶¹ James King had passed away in the 1980s.

⁶² Banner, August 25th 1911. Notes from Property File. Information gathered by Jacqueline Stuart, Curator of Aurora Museum. 1998

⁶³ Notes from Property File. Information taken from the Tax assessment Roll. Information gathered by Jacqueline Stuart, Curator of Aurora Museum. 1997/1998

⁶⁴ LRO 65, Abstract. Reel 065-005.

⁶⁵ Archives of Ontario; Series: MS929; Reel: 91

King), which was likely her sole source of income, as neither of her sons remained in the home.⁶⁶

It is noted in the *Aurora Banner* (July 10th, 1925) that Susie was still living in the home. On October 26th, 1927 Susie married John Locke (b.1855, Ireland), a widower. John was a minister at the Aurora United Church in 1925. John died in 1935 and Susie died in 1953.⁶⁷

On August 7th, 1942, Susie L. R. Locke granted the property to her daughter, Lelia A. Reynolds, for the nominal fee of \$1. Lelia had been working as senior secretarial positions in the provincial civil service in Saskatchewan and was a freelance writer, who had articles published in *Globe and Mail*.⁶⁸

When Lelia died in 1976, her son and executor, Harry W. Reynolds, sold the property to Winnifred H. Cooper (September 7th, 1976).⁶⁹ The Coopers sold the property on August 13, 1984, to William F. and Andrea P. Gray, who sold the property to Paul Thornton Balfour less than a year later. By 1998 the property was owned by Ms. Langdon.⁷⁰

⁶⁶ Reference Number: *RG 31*; Folder Number: *100*; Census Place: *Aurora (Town)*, *York North, Ontario*; Page Number: *8*

⁶⁷ Notes from Property File. Information gathered by Jacqueline Stuart, Curator of Aurora Museum. 1998

⁶⁸ *Ibid.*

⁶⁹ It is possible that John and Winnifred never even lived at the property as on same day Winnifred and John Hopper gave a 43,000 mortgage to Frank A Breuls & Laura Breuls. The mortgage was dismissed on 18th, Nov, 1982.

⁷⁰ Notes from Property File. Information gathered by Jacqueline Stuart, Curator of Aurora Museum. 1998.

HERITAGE BUILDING EVALUATION: SCORE SHEET

Municipal Address: 16 Tyler St
 Legal Description: _____ Lot: _____ Cons: _____
 Date of Evaluation: March 21/17 Name of Recorder: JH Group: 2

HISTORICAL	E	G	F	P	TOTAL
Date of Construction	30	(20)	10	0	20/30
Trends/Patterns/Themes	40	(27)	14	0	27/40
Events	15	10	5	(0)	0/15
Persons/Groups	15	(10)	5	0	10/15
Archaeological (Bonus)	10	(7)	3	0	7/10
Historic Grouping (Bonus)	10	7	(3)	0	3/10
Construction Date (Bonus)	10				/10
HISTORICAL TOTAL					67/100

ARCHITECTURAL	E	G	F	P	TOTAL
Design	(20)	13	7	0	20/20
Style	30	(20)	10	0	20/30
Architectural Integrity	(20)	13	7	0	20/20
Physical Condition	20	(13)	7	0	13/20
Design/Builder	10	7	3	(0)	0/10
Interior (Bonus)	10	(7)	3	0	7/10
ARCHITECTURAL TOTAL					80/100

ENVIRONMENTAL	E	G	F	P	TOTAL
Design Compatibility	40	(27)	14	0	27/40
Community Context	20	13	(7)	0	7/20
Landmark	20	13	(7)	0	7/20
Site	(20)	13	7	0	20/20
ENVIRONMENTAL TOTAL					61/100

SCORE	INDIVIDUAL	OLD AURORA
Historical Score	X 40% = _____	67 X 20% = <u>13.4</u>
Architectural Score	X 40% = _____	80 X 35% = <u>28</u>
Environmental Score	X 20% = _____	61 X 45% = <u>27.45</u>
TOTAL SCORE	<input type="text"/>	68.9

GROUP 1 = 70-100

GROUP 2 = 45-69

GROUP 3 = 44 or less

HERITAGE BUILDING EVALUATION SCORESHEET

Municipal Address: 12 Tyler Street
 Legal Description: _____ Lot: _____ Cons: _____
 Date of Evaluation: March 21st/17 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	7/10
Historic Grouping (Bonus)	10	7	3	0	3/10
Construction Date (Bonus)	10				10
HISTORICAL TOTAL					59/100

ARCHITECTURAL	E	G	F	P	TOTAL
Design	20	13	7	0	13/20
Style	30	20	10	0	10/30
Architectural Integrity	20	13	7	0	13/20
Physical Condition	20	13	7	0	0/20
Design/Builder	10	7	3	0	7/10
Interior (Bonus)	10	7	3	0	3/10
ARCHITECTURAL TOTAL					46/100

ENVIRONMENTAL	E	G	F	P	TOTAL
Design Compatibility	40	27	14	0	14/40
Community Context	20	13	7	0	7/20
Landmark	20	13	7	0	0/20
Site	20	13	7	0	20/20
ENVIRONMENTAL TOTAL					41/100

SCORE	INDIVIDUAL	OLD AURORA
Historical Score	X 40% = _____	59 X 20% = <u>11.8</u>
Architectural Score	X 40% = _____	46 X 35% = <u>16.1</u>
Environmental Score	X 20% = _____	41 X 45% = <u>18.45</u>
TOTAL SCORE	<input type="text"/>	46.3

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

HERITAGE BUILDING EVALUATION: SCORE SHEET

Municipal Address: 55 Temperance
 Legal Description: _____ Lot: _____ Cons: _____
 Date of Evaluation: March 27th/17 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	0/15
Archaeological (Bonus)	10	7	3	0	7/10
Historic Grouping (Bonus)	10	7	3	0	3/10
Construction Date (Bonus)	10				0/10
HISTORICAL TOTAL					54/100

ARCHITECTURAL	E	G	F	P	TOTAL
Design	20	13	7	0	7/20
Style	30	20	10	0	10/30
Architectural Integrity	20	13	7	0	13/20
Physical Condition	20	13	7	0	13/20
Design/Builder	10	7	3	0	0/10
Interior (Bonus)	10	7	3	0	0/10
ARCHITECTURAL TOTAL					43/100

ENVIRONMENTAL	E	G	F	P	TOTAL
Design Compatibility	40	27	14	0	27/40
Community Context	20	13	7	0	7/20
Landmark	20	13	7	0	0/20
Site	20	13	7	0	13/20
ENVIRONMENTAL TOTAL					47/100

SCORE	INDIVIDUAL	OLD AURORA
Historical Score	X 40% = _____	54 X 20% = <u>10.8</u>
Architectural Score	X 40% = _____	43 X 35% = <u>15</u>
Environmental Score	X 20% = _____	47 X 45% = <u>21.2</u>
TOTAL SCORE	<input type="text"/>	<input type="text" value="47"/>

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

HERITAGE BUILDING EVALUATION: SCORE SHEET

Municipal Address: 57 Temperance Street
 Legal Description: _____ Lot: _____ Cons: _____
 Date of Evaluation: March 29/17 Name of Recorder: JH Group: 3

HISTORICAL	E	G	F	P	TOTAL
Date of Construction	30	20	10	0	0/30
Trends/Patterns/Themes	40	27	14	0	0/40
Events	15	10	5	0	0/15
Persons/Groups	15	10	5	0	5/15
Archaeological (Bonus)	10	7	3	0	7/10
Historic Grouping (Bonus)	10	7	3	0	3/10
Construction Date (Bonus)	10				1/10
HISTORICAL TOTAL					15/100

ARCHITECTURAL	E	G	F	P	TOTAL
Design	20	13	7	0	7/20
Style	30	20	10	0	10/30
Architectural Integrity	20	13	7	0	20/20
Physical Condition	20	13	7	0	20/20
Design/Builder	10	7	3	0	0/10
Interior (Bonus)	10	7	3	0	7/10
ARCHITECTURAL TOTAL					64/100

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

SCORE	INDIVIDUAL	OLD AURORA
Historical Score	X 40% = _____	15 X 20% = <u>3</u>
Architectural Score	X 40% = _____	64 X 35% = <u>22.4</u>
Environmental Score	X 20% = _____	40 X 45% = <u>18</u>
TOTAL SCORE	<input type="text"/>	43.4

GROUP 1 = 70-100

GROUP 2 = 45-69

GROUP 3 = 44 or less

HERITAGE BUILDING EVALUATION SCORE SHEET

Municipal Address: S7 A Temperance
 Legal Description: _____ Lot: _____ Cons: _____
 Date of Evaluation: March 29/17 Name of Recorder: JH Group: 3

HISTORICAL	E	G	F	P	TOTAL
Date of Construction	30	20	10	0	20/30
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	7/10
Historic Grouping (Bonus)	10	7	3	0	3/10
Construction Date (Bonus)	10				1/10
HISTORICAL TOTAL					49/100

ARCHITECTURAL	E	G	F	P	TOTAL
Design	20	13	7	0	7/20
Style	30	20	10	0	0/30
Architectural Integrity	20	13	7	0	7/20
Physical Condition	20	13	7	0	13/20
Design/Builder	10	7	3	0	0/10
Interior (Bonus)	10	7	3	0	0/10
ARCHITECTURAL TOTAL					27/100

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

SCORE	INDIVIDUAL	OLD AURORA
Historical Score	X 40% = _____	49 X 20% = <u>12.25</u>
Architectural Score	X 40% = _____	27 X 35% = <u>9.45</u>
Environmental Score	X 20% = _____	14 X 45% = <u>6.3</u>
TOTAL SCORE	<input type="text"/>	<input type="text" value="28"/>

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



1 SW View



3 SE View



2 NW View



2 NE View

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REV	DATE	REVISION	BY
1	2016 12 21	Issue for planning review	RM
2	2016 02 22	Issue for pre-construction	RM
3	2016 11 02	Issue for construction	RM

aubertmumphy
architect
 INCORPORATED
 1100-2258 Queen Street East
 Toronto, Ontario M4E 1G5



Client:
 Aurora United Church & Baybridge Senior Housing

Project:
 Aurora United Church & Retirement Residence
 15186 Yonge Street
 Aurora, ON

Drawing Title:
 Isometric Views

City Plan No.	Project No.
2016 11 10	2016 Aurora Yonge
Scale	Drawing No.
Drawn By: JM	Checked By: RM
File Name:	A301

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REVISIONS			
No.	Date	Revised For	By
1	2016.12.21	Revised for design review	RM
2	2016.02.28	Revised for design review	RM
3	2016.11.18	Revised for design review	RM

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 1100-2255B Queen Street East
 Toronto, Ontario M4E 1G3
 Consultant



Client
Aurora United Church & Baybridge Senior Housing

Project
**Aurora United Church & Retirement Residence
 15186 Yonge Street
 Aurora, ON**

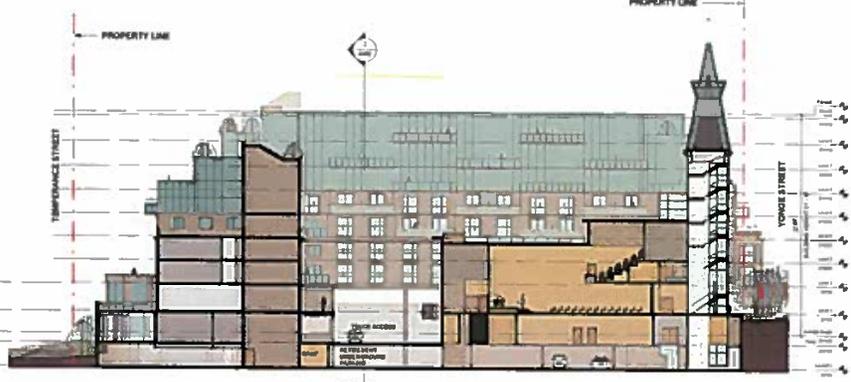
Drawing Title
Schematic Sections

City File No.	Project File No.
Date 2016.11.16	2016 Aurora Yonge
Scale 1:250	Drawing No.
Drawn By RM	Checked By RM
File Name	A302

15186 YONGE



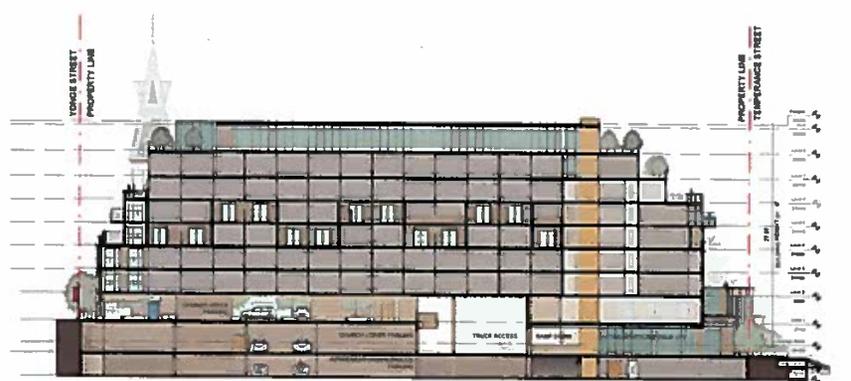
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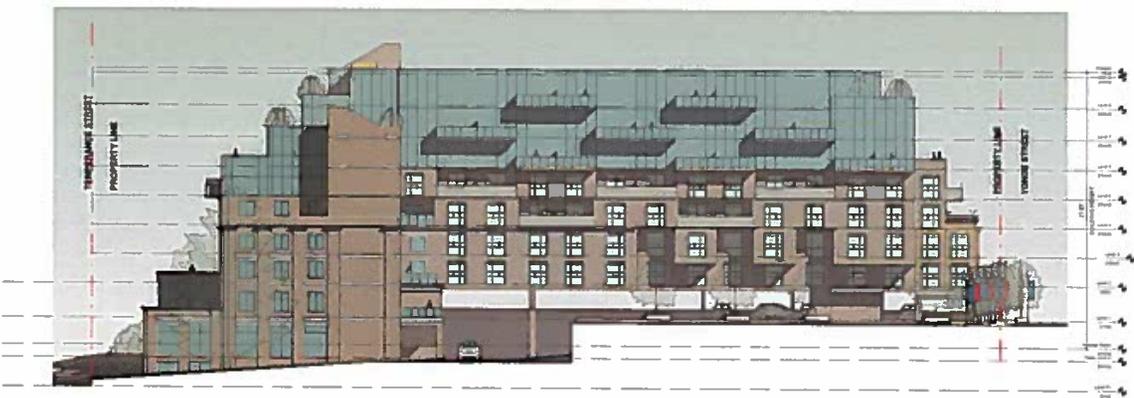
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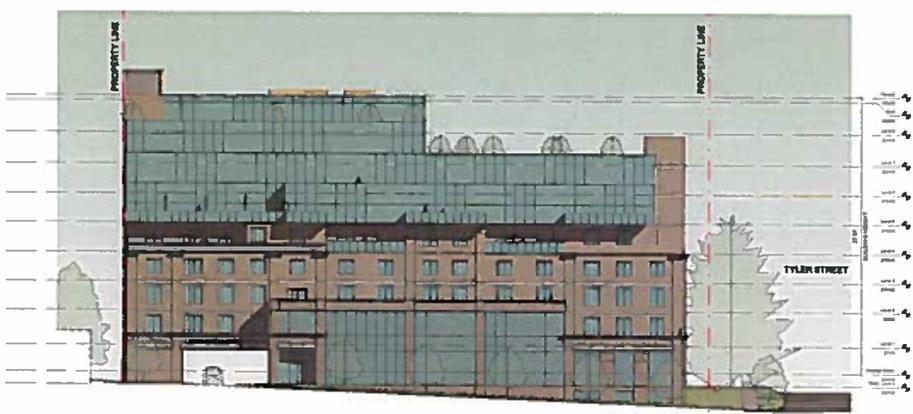
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 1:250



1 Section 33
 1:250



② Tyler Elevation (South)
 1/200



① Temperance Elevation (West)
 1/200

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REVISIONS

No.	Date	Revised By	By
1	2016 11 18	Revised for pre construction	RM
2	2016 11 18	Revised for pre construction	RM

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 toronto, ontario M4E 1G3
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Client
Aurora United Church & Baybridge Senior Housing

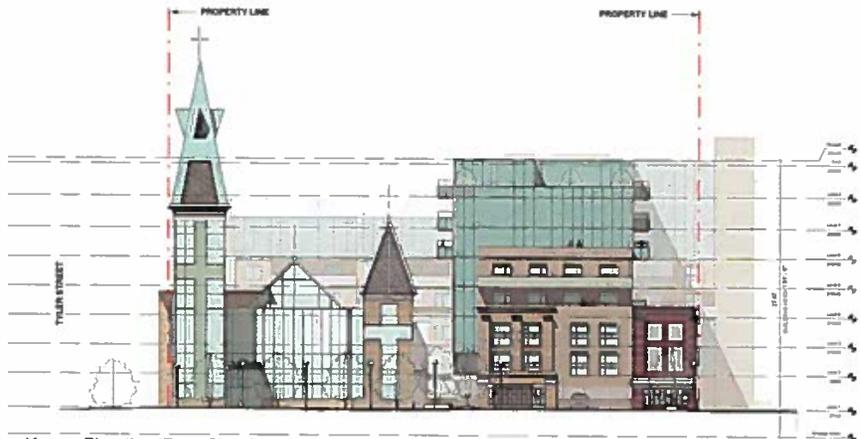
Project
**Aurora United Church & Retirement Residence
 15186 Yonge Street
 Aurora, ON**

Drawing Title
West & South Retirement Elevations

Date	2016 11 18	Project No.	2016 Aurora Yonge
Scale	1/200	Drawing No.	A303
Drawn By	AK	Checked By	RM
File Name			



2 Tyler Elevation (South) Church
 1:200



1 Yonge Elevation (East) Church
 1:200

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 design after it has been approved by the client.

REVISIONS

No.	Date	Issued For	By
1	2016 11 16	Issue for presentation	AM

a. robert murphy
 architect
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 toronto, ontario M4E 1G3
 Canada

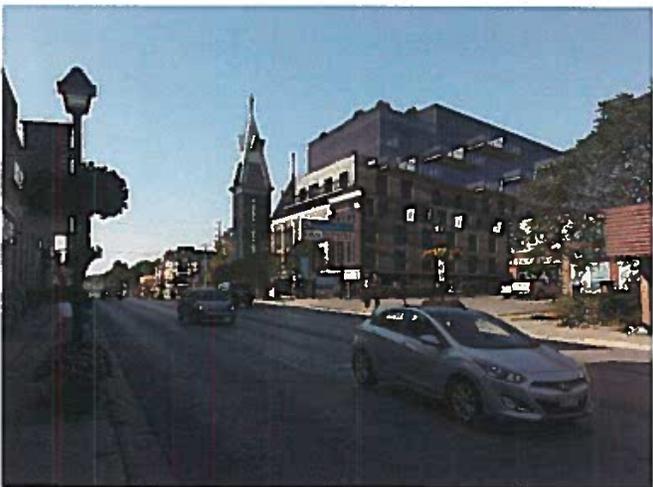


Client
 Aurora United Church &
 Bayridge Senior Housing

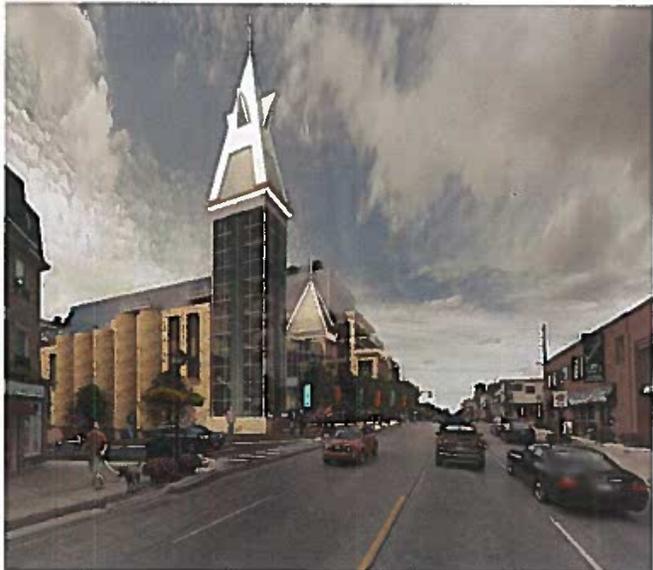
Project
 Aurora United Church &
 Retirement Residence
 15186 Yonge Street
 Aurora, ON

Drawing Title
 East & South Church
 Elevations

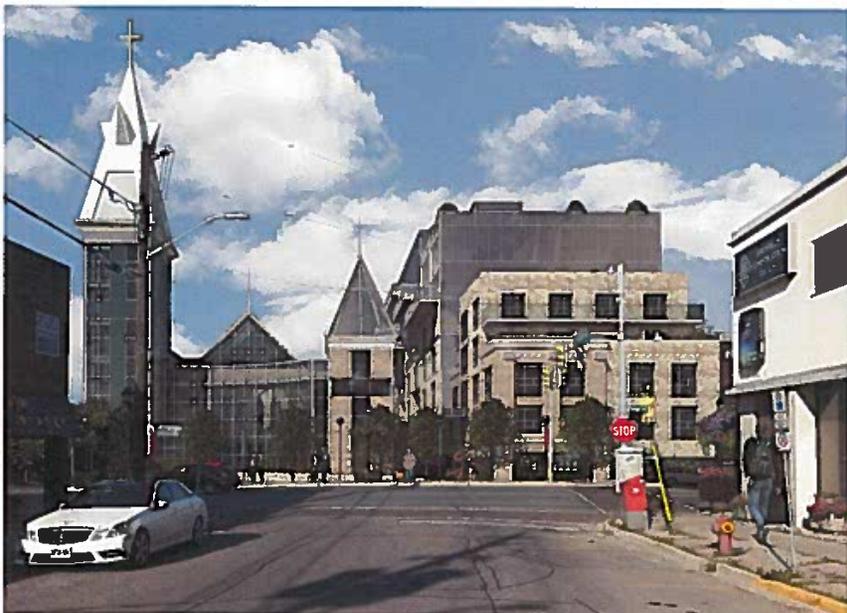
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Scale	1:200	Drawing No.	A305
Drawn By	Author	Checked By	Checker
File Name			



2 View from Yonge to SW
 NTS



3 View from Yonge to NW
 NTS



1 View from Mosley to Yonge
 NTS



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REVISIONS

No.	Date	Revised for	By
1	2016 11 18	NTS	

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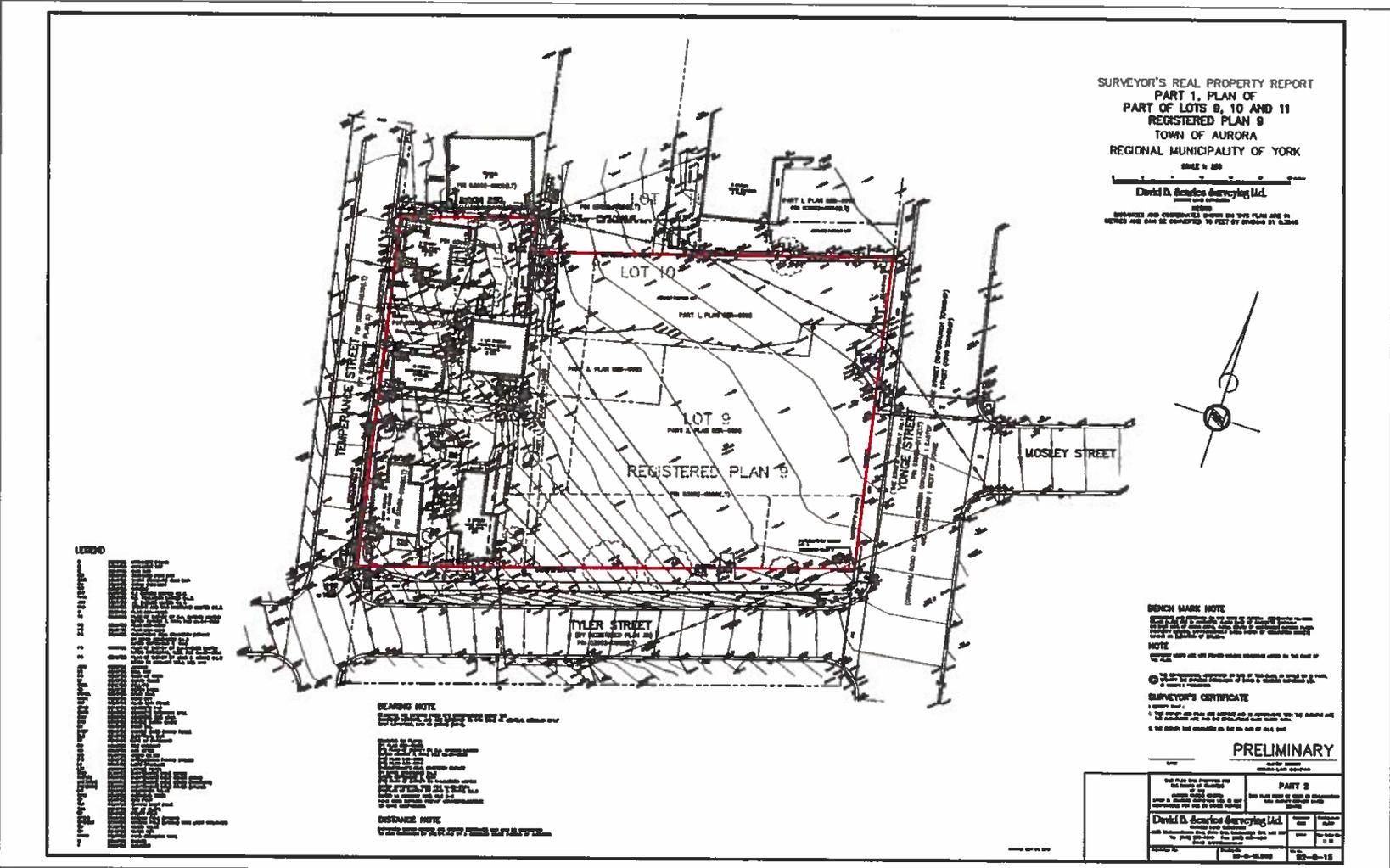
Aurora United Church & Baybridge Senior Housing

Aurora United Church & Retirement Residence
 15186 Yonge Street
 Aurora, ON

Perspective Views

Date	2016 11 18	Project No.	2016 Aurora Yonge
Scale	NTS	Sheeting No.	
Drawn By	JM	Checked By	RM
File Name	A307		

NOT TO SCALE



FAC
 Date: 31/10/16
 Designer: EG

KEY
 Study Area

Scale
 0 25m

15186 YONGE STREET, 12 & 16 TYLER STREET
 55 & 57 TEMPERANCE STREET, AURORA, ON
 Archaeological Stage 2: Assessment
 Figure 3c: Property Survey



0 Scale 50M

Esri, Aurora Zoning & Comprehensive By-Law, 2016.



Date: 26/10/16
 Designer: GH

- KEY**
- Study Area
 - High potential (Shovel test 5 M Interval)
 - Low potential (disturbed)
No further archaeological work
 - Low Potential for shallow archaeological resources, High Potential for deeply buried archaeological resources and/or human remains (See Figure 14 for Stage 3 Monitoring)

- B = Building (with basement)
- Possible Area of former Log church

15186 YONGE STREET, 12 & 16 TYLER STREET
 55 & 57 TEMPERANCE STREET, AURORA, ON
 Archaeological Stage 2: Assessment

Figure 4a: Phase I – Stage 2 Recommendations from Stage 1 Assessment (FAC 2016)



Est., Aurora Zoning & Comprehensive By-Law, 2016.

 FAC Date: 27/07/16 Designer: GH	KEY G1 GPR Grid Study Area Buried Utilities Former Paved Pathway Possible Driving Shed Unknown Features	 Scale 0 25M
---	--	---

15186 YONGE STREET, 12 & 16 TYLER STREET
 55 & 57 TEMPERANCE STREET, AURORA, ON
 Archaeological Stage 2: Assessment
 Figure 7: TMHC Ground-Penetrating Radar (GPR)
 Results



Plate 1: Shovel testing north of 55 Temperance Street, looking southeast (Photo DSC5789).



Plate 2: Shovel testing east of 55 Temperance Street, looking northeast (Photo DSC5788).



Plate 3: Shovel testing between 55 and 57 Temperance Street, looking south (Photo DSC5798).



Plate 4: Difference in elevation between driveways of 55 (paved) and 57 Temperance Street (gravel), looking east-northeast (Photo DSC5811).



Plate 5: Location of Test Pit F, showing landscaping and fill behind the test pit, looking east (Photo DSC5816).



Plate 6: Locations of Test Pit F (foreground) and G (background), looking south (Photo DSC5818).



Plate 7: Driveway of 57 Temperance showing driveway cut below surrounding grade, looking northeast (Photo DSC5839).



Plate 8: Location of Test Pit Q which had a natural soil profile, looking northeast (Photo DSC5850).



Plate 9: Location of Test Pit V near the southeast corner of the former church, looking west (Photo DSC5864).



Plate 10: Shovel testing on the west side of the former location of the church, looking north (Photo DSC5873).



Plate 11: Shovel test pit AA showing the void encountered in this test pit, looking west (Photo DSC5877).



Plate 12: Shovel test pit BB showing layers of destruction fill (Photo 5881).



Plate 13: Excavating Test Unit G, in context with 12 Tyler Street, looking southeast (Photo DSC5911).



Plate 14: Test Unit G, on surface of Lot 4, showing drainage tiles, looking north (Photo DSC5920).



Plate 15: Opening for Lot 5 (subsoil) in west half of Unit G, showing exploratory pit in northwest corner to confirm subsoil (Photo DSC5932).



Plate 16: West profile of Test Unit G (Photo DSC5935).



Plate 17: Feature 1 in Test Unit G at close, looking east. (Photo DSC5948).



Plate 18: Profiling west profile of Test Unit G, looking southeast (Photo DSC5949).



Artifact Plate 1: Ironstone. 1 - wheat pattern; 2 - fluted cup; 3 & 4 - higher and low relief Nosegay pattern.



Artifact Plate 2: Refined white earthenware (rwe). 1 - blue edgware; 2 - moulded imitation pearlware; 3 - moulded with pink stripe; 4 - plain; 5 - purple transfer; 6 - black flow; 7 & 8 - purple and pink stamped; 9 & 10 - blue and brown transfer.



Artifact Plate 3: Various. 1 - decal porcelain; 2 - gilt porcelain; 3 - glazed pipe mouth; 4 - pipe stem; 5 - bone utensil handle.



Artifact Plate 4: Sample of maker's marks. 1 - "R. Cochran & Co., Glasgow"; 2 - partial mark, "-D & Co."; 3 - "Elsmore & Forster".



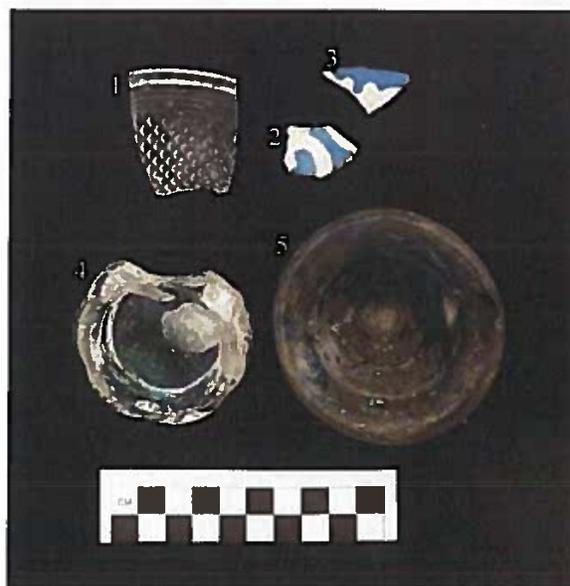
Artifact Plate 5: Non-white body wares. 1 - dendritic yellowware; 2 - Rockingham teapot lid; 3 & 4 - Derbyshire rim and stoneware; 5 - banded yellowware.



Artifact Plate 6: Nails and fuse. 1 & 3 - small and large wire nail; 2 - cut nail; 4 - General Electric fuse (both ends of same fuse shown).



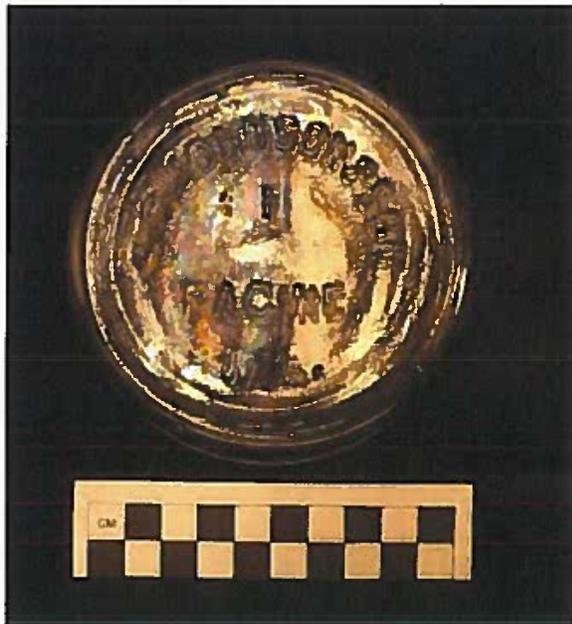
Artifact Plate 7: Clothing. 1 & 2 - leather shoe fragments; 3 - bone button; 4 - Prosser button; 5 - copper alloy shoe heel plate.



Artifact Plate 8: Sample of glass. 1 - pressed dish glass; 2 & 3 - white and blue pressed dish glass; 4 - solarized tumbler base; 5 - olive wine bottle base.



Artifact Plate 9 (above): Complete glass "S.C. JOHNSON & SON" floor wax bottle. Artifact Plate 10 (below): Base of "S.C. JOHNSON & SON" floor wax bottle.



Artifact Plate 11: Complete glass pharmaceutical bottle.



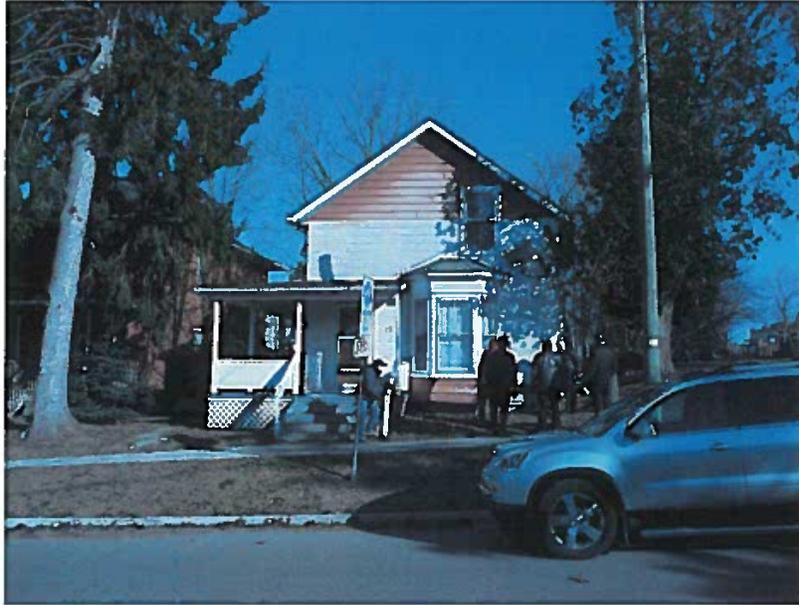
Artifact Plate 12: "DR CHASE'S SYRUP LINSEED & TURPENT(ine)" glass bottle fragments.



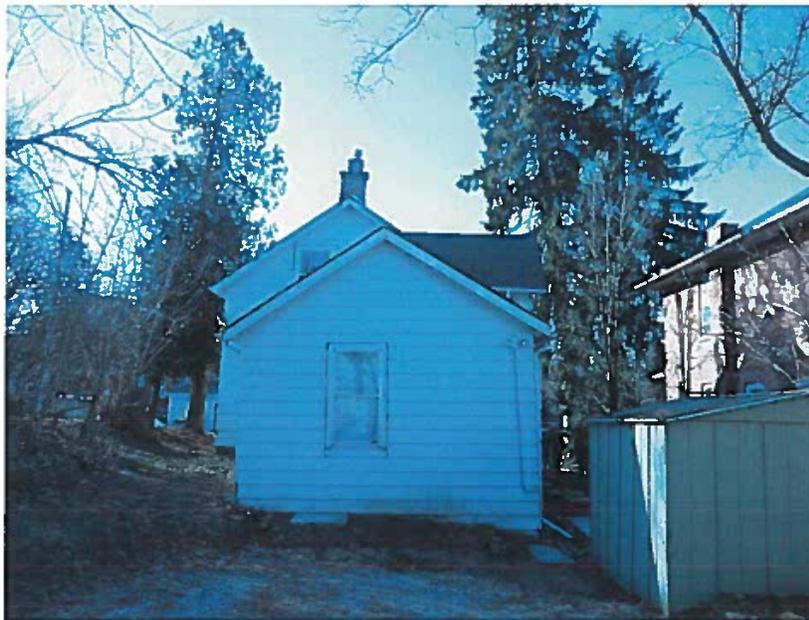
Artifact Plate 13: Partial "CELERY COMPOUND" glass bottle.

Attachment 7

PHOTOS OF 12 TYLER STREET (2017)



Front elevation- Looking North



Rear elevation- Looking South

PHOTOS OF 16 TYLER STREET (2017)



Front elevation- Looking North



Two-Pane Coloured Art Glass Window



Side elevation- Looking East
Note the original w storm windows on the first storey

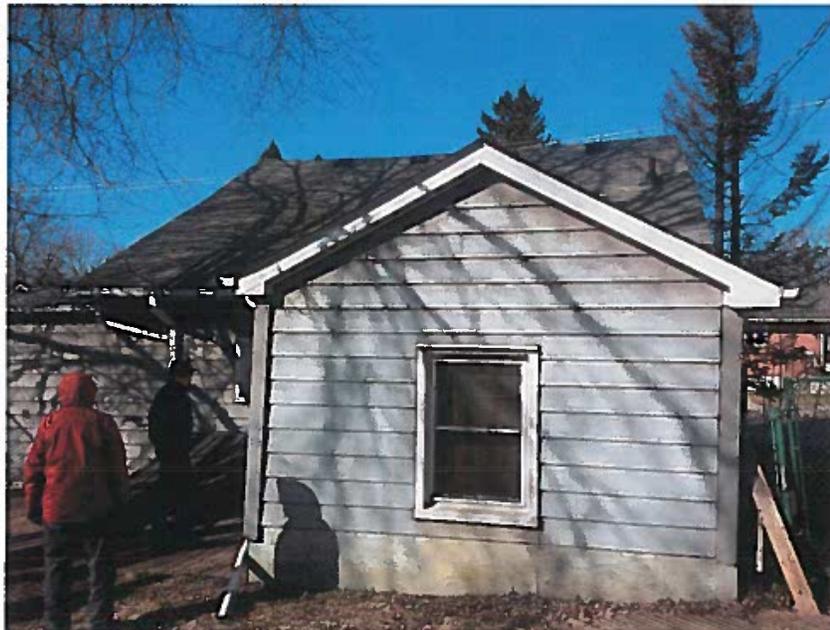


Original Wood Staircase, Floors and Trim

PHOTOS OF 55 TEMPERANCE STREET (2017)



Front elevation- Looking East



Rear elevation- Looking West

PHOTOS OF 57 TEMPERANCE STREET (2009)



PHOTOS OF 57A TEMPERANCE STREET (2017)





**Town of Aurora
Heritage Advisory Committee Report No.HAC17-010**

**Subject: Revised Submission Heritage Permit Application
36 Mark Street
File: NE-HCD-HPA-17-02**

Prepared by: Jeff Healey, Planner

Department: Planning and Building Services

Date: April 10, 2017

Recommendation

- 1. That Report No. HAC17-010 be received; and**
- 2. That the Heritage Advisory Committee recommend to Council:**
 - a) That Heritage Permit Application NE-HCD-HPA-17-02 be approved to permit the construction of two (2) detached structures, subject to the following conditions:**
 - i. That the final building elevations are subject to approval of Planning Staff**

Executive Summary

The purpose of this report is to provide Council with direction from the Heritage Advisory Committee regarding Heritage Permit Application NE-HCD-HPA-17-02 regarding a proposed demolition of an existing structure and the construction of a new detached dwelling and accessory structure located at 36 Mark Street, designated under Part V of the *Ontario Heritage Act* as part of the Northeast Old Aurora Heritage Conservation District.

- The existing house was recommended for demolition from the Heritage Advisory Committee on March 6, 2017
- The proposed new dwellings have demonstrated greater conformity with the Northeast Old Aurora Heritage Conservation District Plan

April 10, 2017

- 2 -

Report No. HAC17-010

Background

On March 6 2017, the Heritage Advisory Committee received a proposal from the owners of 36 Mark Street with respect to the removal an existing designated, non-listed structure and the construction two new detached buildings. The following recommendation was provided by the Heritage Advisory Committee

- 1 *That Report No. HAC17-005 be received; and*

- 2 *That the Heritage Advisory Committee recommend to Council:*
 - a. *That Heritage Permit Application NE-HCD-HPA-17-02 be approved for the demolition of the existing structure; and*
 - b. *That the Owner submit revised elevations that demonstrate greater conformity with the Northeast Old Aurora Heritage Conservation District Plan; and,*
 - c. *That the revised plans be reviewed by the Heritage Advisory Committee at a future meeting.*

Location

The subject property is located on the north side of Mark Street, at the northwest corner of Mark Street and Spruce Street (See Attachment 1). The property is a Designated, non-listed property on the Aurora Register of Properties of Cultural Heritage Value or Interest, located within the Northeast Old Aurora Heritage Conservation District.

Analysis

Neighbourhood Context

The property is located within the Northeast Old Aurora Heritage Conservation District. The existing building is contextually linked to the residential buildings on the south side of Mark Street, as they appear to have been constructed in the same era. Existing heritage buildings on Mark Street are located further west towards Yonge Street and are not adjacent to the subject lands. The existing building is not considered an important component to the heritage character of the District.

Non-Heritage Buildings within the Northeast Old Aurora Heritage Conservation District Plan

The demolition of non-heritage buildings is identified in Section 4.4.3 of the District Plan, which states that *generally, where non-heritage buildings are supportive of the character of the heritage conservation district, the placement building should also support the district character.*

April 10, 2017

- 3 -

Report No. HAC17-010

Revised Concept Plan

The owner wishes to demolish the designated, non-listed property and construct two new single detached homes on the property. A severance application will be required to sever the lands into two properties. The owner has provided revised elevations for the proposed buildings after receiving comments from Staff and the Heritage Advisory Committee on March 6, 2017 (see Attachment # 3).

Section 4.5.1 of the District Plan outlines the design approach for new buildings within the Heritage Conservation District.

Design Approach: The Design of new buildings will be products of their own time, but should reflect one of the historic architectural styles traditionally found in the District

The proposed design reflects an Edwardian architectural style, this style is supported along Mark Street. The owner has taken suggestions from staff and the Heritage Advisory Committee to incorporate additional Edwardian stylistic elements including 2 over 2 double hung windows on all elevations.

Design Approach: New residential buildings will complement the immediate physical context and streetscape by: being generally the same height, width, and orientation of adjacent buildings; having similar setbacks; being of like materials and colours; and using similarly proportioned windows, doors, and roof shapes.

The proposed design reflects an Edwardian architectural style, incorporating brick. The owner has revised the building materials to be in keeping with the District Plan. The windows, doors and front porch require minor revisions to be in keeping with Edwardian architecture.

Design Approach: New residential building construction will respect natural landforms, drainage, and existing mature vegetation.

The owner is proposing to maintain the existing mature trees and hedgerows on the property. One mature tree facing Mark Street will be removed.

Design Approach: The height of new residential buildings should not be less than lowest heritage building on the same block or higher than the highest heritage building on the same block. Historically appropriate heights for new residential buildings are considered to be 1-½ to 2-½ storeys, subject to an actual height limit of 9 metres to the mid-slope of the roof.

The owner has reduced the height of both structures. The proposed buildings are measured at 2 storeys and 9.5 metres and 9.0 metres in height respectively. Both homes have equal visual height as viewed from the street, however due to the grade changes, 36A technically exceeds the 9 metre height limit.

Section 9.1.2.1 of the District Plan speaks to traditional spacing and driveway placement of buildings. It is a guideline of the district "To preserve traditional spacing of

April 10, 2017

- 4 -

Report No. HAC17-010

buildings, new garages for new or existing houses shall be separate rear or flankage outbuildings”.

The owners have proposed an attached garage, for each proposed building. The owner has cited that topography issues prevent the ability of placing a detached garage for each home. The attached garage is not in keeping with the policies of the District Plan. The owner has staggered the garages for 36A.

Section 9.1.2.2 of the District Plan speaks to rear yard spacing and amenity area. This section of the plan includes important building depth provisions to control overall massing of structures. The maximum building depth for a two storey structure is 16.76 metres.

The proposed building depth for 36A is 16.1 metres. The proposed building depth for 36B is 16.8 metres. 36B exceeds the building depth provisions by 4 centimetres, therefore is considered to be in keeping with this provision.

The District Plan also requests, where feasible and reasonable, to include “an inset of a minimum of 0.3m (1ft) from the side yard and that the roof be set down a minimum of 0.3 metres (1ft) beyond the (building) depth of 12 metres (39’3”).”

Lot 36A appears to be in keeping with this guideline, as the building indents approximately 2 metres on the west side of the building. Lot 36B continues to not meet this guideline and will be required to adjust the rear building height and massing accordingly.

Design Approach: New residential building construction in the District will conform with the guidelines found in Section 9.5.2.

The proposed building meets the setbacks of By-law 2213-78. The front yard setback of lots 36A and 36B will be consistent with adjacent properties to the west. The owner is keeping the existing mature trees and hedgerows on the property.

There are no proposed changes to the siting specifications for the building which were indicated in HAC17-005.

Design Review Panel

The application was reviewed by the Design Review Panel on March 31, 2017. The Design Review Panel acknowledges the improvements to the design of both proposed homes. The Panel has requested the following changes to the design of the homes:

- Buildings appear tall, despite the average finished grade
- Adjust the proportion of the Double Hung windows to reflect traditional window design (currently too thin)
- Install a new window on the 2nd floor, south east corner of unit 36B
- Increase the size of the dormers
- Reduce the roofline beyond 12 metres of building depth

April 10, 2017

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Report No. HAC17-010

Financial Implications

There are no financial implications.

Communications Considerations

No Communication Required.

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.

Alternatives to the Recommendation

1. Deny Heritage Permit Application NE-HCD-HPA-17-02.

Conclusions

The existing home at 36 Mark Street is not considered a contributing property within the District. Staff recommend that the Heritage Advisory Committee approve the architectural designs for two new homes located at 36 Mark Street. Staff will work with the owner to revise any outstanding design matters.

April 10, 2017

- 6 -

Report No. HAC17-010

Attachments

Attachment #1 –Revised Elevations

Previous Reports

Heritage Advisory Committee Report No. HAC17-005, dated March 6, 2017

Pre-submission Review

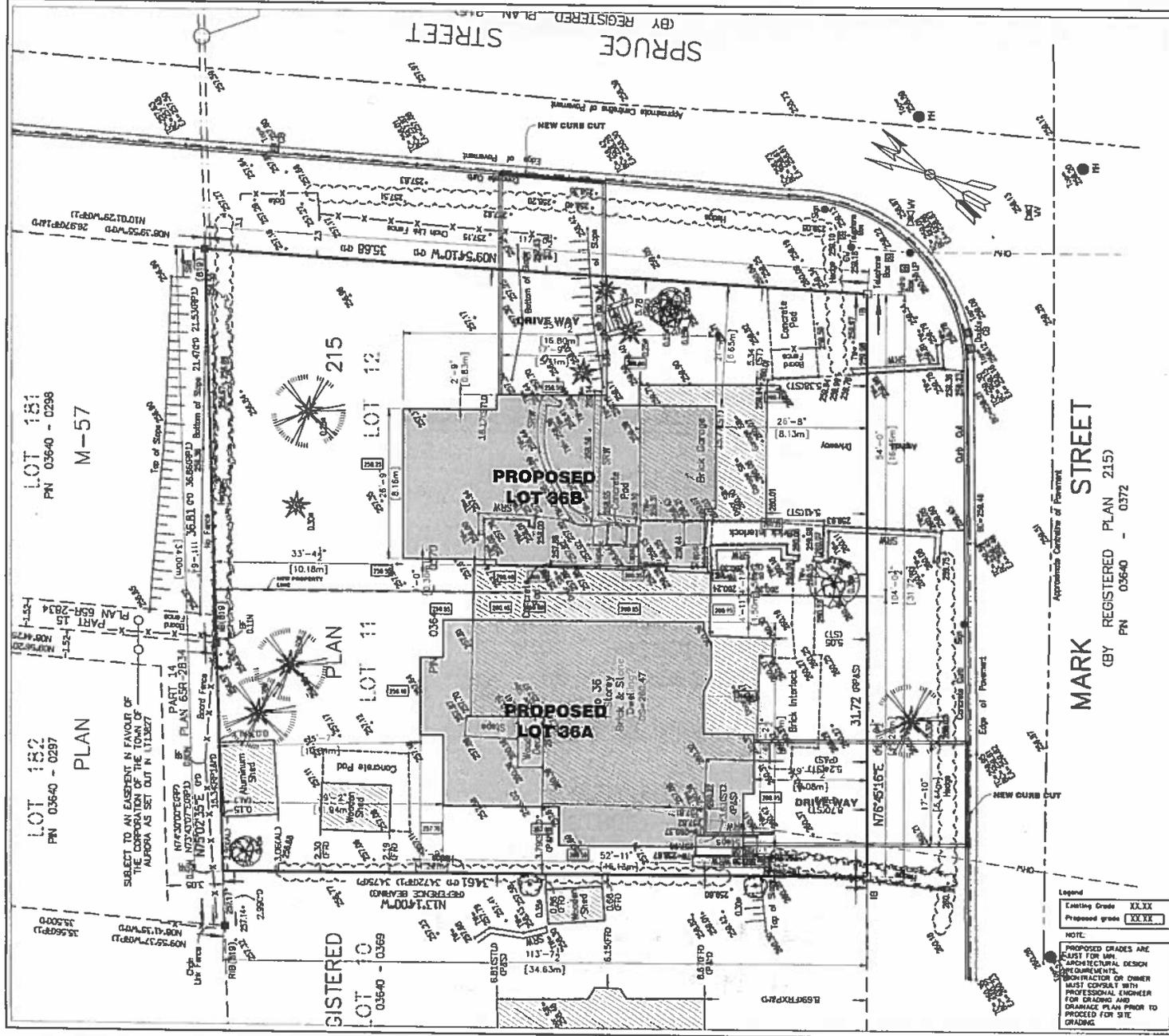
Agenda Management Team Meeting review on March 30, 2017.

Departmental Approval



**Marco Ramunno
Director, Planning and Building Services**

Attachment 1



The Designer is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. engineering information shown on the drawing. Refer to the appropriate engineering drawings before proceeding with work.

Contractor shall check all dimensions on the work and report any discrepancies to the designer before proceeding. Construction must conform to all applicable Codes, Regulations and By-laws of Authorities having jurisdiction.

This drawing is not to be scaled.

This drawing is not to be used for Construction unless signed by the Designer.

Issued for Construction:
 Signature: _____
 Date: _____

M Con Design Build Inc.

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN O.B.C. TO BE A DESIGNER. QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER DIVISION C-3.2.1. OF 2006 O.B.C. FOR 2.17.3.1. THE 1987 O.B.C.

DESIGNER:
 AHMADREZA ZADRAD
 BCIN 41887

FIRM NAME: M CON DESIGN BUILD INC.
 BCIN 47215

M CON DESIGN BUILD INC.
 27 BROOMLANDS DR
 SCARBOROUGH ONTARIO
 M1B 4Y7
 T (416) 847-1023 F (416) 847-2528
 Email: mcon@mecondesignbuild.com
 www.mecondesignbuild.com

Proposed
 36 MARK ST
 TOWN OF AURORA
 ONTARIO

Drawing Title
PROPOSED SITE PLAN AND LOT SEVERANCE

No.	Description	Date
01	HERITAGE COMMITTEE	2/23/17
02	HERITAGE COMMITTEE	04/03/17

Scale 1/4" = 1'-0"
 Drawn by: TE
 Checked by: AJ
 File No: 102-17
 Date: 04/07/17

Drawing No.
A101

Legend
 Existing Grade XXXX
 Proposed grade XXXX

NOTE:
 PROPOSED GRADES ARE LISTED FOR MH. CONTRACTOR OR OWNER MUST CONSULT WITH PROFESSIONAL ENGINEER FOR GRADING AND DRAINAGE PLAN PRIOR TO PROCEED FOR SITE GRADING.



**Town of Aurora
Heritage Advisory Committee Report No.HAC17-004**

Subject: *Heritage Permits Approved Under Delegated Authority*
Prepared by: Jeff Healey, Planner
Department: Planning and Building Services
Date: April 10, 2017

Recommendation

- 1. That Report No. HAC17-004 be received for information.**

Executive Summary

The purpose of this report is to present to the Heritage Advisory Committee Heritage Permit Applications that were approved by the Director of Planning and Building Services under the By-law 5365-11 (being a By-law to delegate certain assigned Council authority under the *Ontario Heritage Act* regarding the power to consent to alterations of designated heritage properties).

Background

Address: 158 Carisbrooke Circle (14425 Bayview Avenue)

Approval: Heritage Permit Application - IV-HPA-15-05

Description: New cladding arrangement of Heritage House

Review: The Allen Brown House located at 158 Carisbrooke Circle was built c. 1860. The subject property is listed on the Aurora Register of Properties of Cultural Heritage Value or Interest. Designation under Part IV of the *Ontario Heritage Act* occurred on August 14, 2007. The owner submitted Heritage Permit Application IV-HPA-15-05 on July 31, 2015, a notice of receipt was issued in accordance to the *Act* requirements. The owner submitted drawings for the preservation of the original heritage home and construction of a compatible rear addition and garage. The design was based from the original design approved by the Heritage Advisory Committee in 2012.

April 10, 2017

- 2 -

Report No. HAC17-004

Status: The application was reviewed by Planning Staff and was determined that proposed alterations are in keeping with the heritage style. The application was approved on August 7, 2015 and a notice of consent was issued in accordance to the *Act* requirements.

Address: **44 Fleury Street**

Approval: Heritage Permit Application – NE-HCD-HPA-16-02

Description: Restoration of Existing Front Porch, Re-posting of masonry

Review: 44 Fleury Street is described as a Edwardian/Foursquare House constructed circa 1913 The subject property was designated in 2006 under Part V of the *Act* as part of the Northeast Old Aurora Heritage Conservation District. The owner proposed to restore the existing front porch and re-post masonry columns due to structural concerns. The porch was to be restored to match the existing porch design.

Status: The application was reviewed by Planning Staff and was determined that proposed alterations are in keeping with the heritage style. The application was approved on April 26, 2016 and a notice of consent was issued in accordance to the *Act* requirements.

Address: **15342 Yonge Street**

Approval: Heritage Permit Application – NE-HCD-HPA-16-04

Description: Proposed Rear Staircase and Sunroofs

Review: The Horton Place, located at 15342 Yonge Street is described as an Italianate home was built c. 1875. The subject property is listed on the Aurora Register of Properties of Cultural Heritage Value or Interest. Designation under Part IV of the *Ontario Heritage Act* occurred on June 25 1987. Furthermore, the subject property was designated in 2006 under Part V of the *Act* as part of the Northeast Old Aurora Heritage Conservation District. The owner submitted Heritage Permit Application IV-HPA-15-04 on June 17, 2015, a notice of receipt was issued in accordance to the *Act* requirements. The sunroofs are proposed to be located on the historic rear addition, facing south.

Status: The application was reviewed by Planning Staff and was determined that proposed alterations are in keeping with the heritage style of the home. The sunroofs are not considered to be visible from the street due to the existing mature vegetation and steep grade. The application was approved on May 25, 2016 and a notice of consent was issued in accordance to the *Act* requirements.

April 10, 2017

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Report No. HAC17-004

Address: 40 Maple Street

Approval: Heritage Permit Application – NE-HCD-HPA-16-05

Description: Window Replacement

Review: 40 Maple Street was built circa 1927 and can be described as a two and a half storey, Foursquare House with an off-set front gable roof. The subject property was designated in 2006 under Part V of the *Act* as part of the Northeast Old Aurora Heritage Conservation District. An existing window was located at the east elevation, facing Spruce Street. The window to be removed was not in keeping with the Heritage District Plan, the proposed window is a double-hung window to match the windows on the existing home.

Status: The application was reviewed by Planning Staff and was determined that proposed alterations are in keeping with the heritage style. The application was approved on July 7, 2016 and a notice of consent was issued in accordance to the *Act* requirements.

Address: 31 Catherine Avenue

Approval: Heritage Permit Application – NE-HCD-HPA-16-07

Description: New window- west elevation

Review: The Reynolds House located at 31 Catherine Avenue was built c. 1886, designed in an Ell-shaped Gothic Revival architectural style. The subject property was designated in 2006 under Part V of the *Act* as part of the Northeast Old Aurora Heritage Conservation District. The location of the window is located on the west elevation at the north-west corner of the structure. The removed bricks have been retained by the owner for future use.

Status: The application was reviewed by Planning Staff and was determined that proposed alterations are in keeping with the heritage style. The application was approved on September 16, 2016 and a notice of consent was issued in accordance to the *Act* requirements.

Address: 31 Catherine Avenue

Approval: Heritage Permit Application – NE-HCD-HPA-17-03

Description: Removal of existing vents front and side elevations and replacement with new windows, new sunroof.

April 10, 2017

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Report No. HAC17-004

Review: The Reynolds House located at 31 Catherine Avenue was built c. 1886, designed in an Ell-shaped Gothic Revival architectural style. The subject property was designated in 2006 under Part V of the *Act* as part of the Northeast Old Aurora Heritage Conservation District.

Status: The application was reviewed by Planning Staff and was determined that proposed alterations are in keeping with the heritage style. The application was approved on February 16, 2017 and a notice of consent was issued in accordance to the *Act* requirements.

Address: **15213 Yonge Street**

Approval: Heritage Permit Application – IV-HPA-17-05

Description: Clock Tower Roof replacement

Review: The Old Post Office located at 15213 Yonge Street t was built in 1915. The subject property is listed on the Aurora Register of Properties of Cultural Heritage Value or Interest. Designation under Part IV of the *Ontario Heritage Act* occurred on July 28, 1993. The owner requested the removal of the existing metal roof on the bell tower and replace with a new metal roof. The new roof will replicate the colour and design of the original roof. The owner submitted Heritage Permit Application IV-HPA-17-05 on February 17, 2015, a notice of receipt was issued in accordance to the *Act* requirements.

Status: The application was reviewed by Planning Staff and was determined that proposed alterations are in keeping with the heritage style. The application was approved on February 24, 2017 and a notice of consent was issued in accordance to the *Act* requirements.

Address: **62 Centre Street**

Approval: Heritage Permit Application – NE-HCD-HPA-16-07

Description: Demolition of Existing Garage- Proposed New Garage

Review: The owner of 62 Centre Street submitted Heritage permit NE-HCD-HPA-16-07 was received by the Town on February 24th 2017. The owner proposed to remove the existing 20m² accessory structure and construct a 17.5 m² accessory structure. The existing accessory structure can be described as a 1 storey brick structure with a hipped roof. The proposed structure is described as a 1 storey wood frame structure, finished with wood clapboard siding.

April 10, 2017

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Report No. HAC17-004

Status: The subject property was designated in 2006 under Part V of the *Act* as part of the Northeast Old Aurora Heritage Conservation District. The application was reviewed by Planning Staff and was determined that proposed alterations are in keeping with the heritage style. The application was approved on March 16, 2017 and a notice of consent was issued in accordance to the *Act* requirements.

Analysis

None

Design Review Panel

Not required.

Financial Implications

There are no financial implications.

Communications Considerations

No Communication Required.

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.

Alternatives to the Recommendation

None.

Conclusions

The above Heritage Permit Applications were approved by Planning Staff according to By-law 5365-11, being a By-law to delegate certain assigned Council authority under the Ontario Heritage Act regarding the power to consent to alterations of designated heritage properties. The delegated authority contributes to achieving excellence in managing and delivering quality services in an efficient and expeditious manner.

April 10, 2017

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Report No. HAC17-004

Attachments

None.

Pre-submission Review

Agenda Management Team Meeting review on March 30, 2017.

Departmental Approval

A handwritten signature in black ink, appearing to read 'M. Ramunno', with a long horizontal line extending to the right.

**Marco Ramunno
Director, Planning and Building Services**



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www.aurora.ca

**Town of Aurora
Planning and Building Services**

Memorandum

Date: April 10, 2017
To: Heritage Advisory Committee
From: Jeff Healey, Planner
Copy: Marco Ramunno, Director of Planning and Building Services
Re: **Closing Historic Schools – CHOnews Article**

Recommendations

- 1. That the memorandum regarding Closing Historic Schools – CHO News Article be received for information.**

Background

The attached article on Closing Historic Schools featured in CHOnews dated Winter 2017 features examples of historic schools which have been saved or demolished since their closure. The article looks at possible strategies for municipalities through tools such as the Official Plan to address future school closures and the new potential uses associated with a school site. Furthermore, protection measures should be implemented if a school is considered significant under the *Ontario Heritage Act*.

Attachments

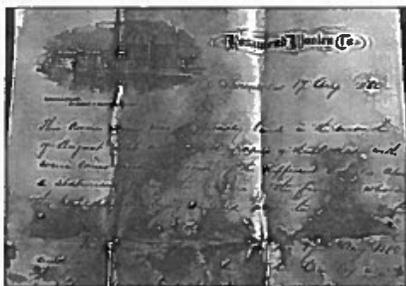
Attachment 1 – Closing Historic Schools, by Michael Seaman, CHOnews, dated Winter 2017

Time Capsule Discovered at Former Rosamond Woolen Company

Michael Rikley-Lancaster

September 15, 2016, was an exciting curatorial day at the Mississippi Valley Textile Museum ("MVTM") located in the annex of the former Rosamond Woolen Company in Almonte. Constructed in 1867, this National Historic Site of Canada now features a blend of the old and new, all related to the history of the Mississippi Valley and the textile industry.

In 1862, Bennett Rosamond and his brother William leased the Victoria Woolen Mills from their father under the partnership of B & W Rosamond and embarked on a programme of rapid expansion. In 1866, they brought into the firm (renamed B & W Rosamond & Co.) George Stephen, the man whom James Rosamond had used to secure market out-



Document found in time capsule.

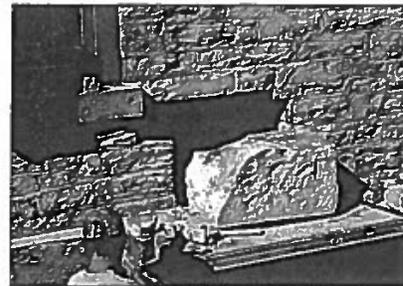
lets in Montreal. Stephen, who was to become president of the Bank of Montreal and first president of the Canadian Pacific Railway, gave the Rosamonds an invaluable link to Montreal financial circles. He was a powerful figure in the Canadian textile industry, involved in complex

interlocking partnerships that often tended to make those mills that were tributary to their Montreal interests function as an effective unit. William and Bennett were thus introduced into Stephen's Cobourg Woolen concern, and Bennett into the Canadian Cotton Manufacturing Company at Cornwall. It was a measure of Bennett's ability that he never lost control of the company to Stephen and that the Montreal financiers always played a minor role.

Also in 1866, a new and much larger factory was started on Coleman's Island at the lower falls. This was primarily for the manufacture of fine tweeds, a type of textile becoming increasingly popular. This new mill was six stories high and 300 by 60 feet. The complex was augmented by a dye house, boiler house, business offices, and a warehouse. The firm also leased water power on the upper falls, where they built a mill for the manufacture of blankets.

In 1870, a new joint stock company, Rosamond Woolen Company, was established with a capitalization of \$300,000. While some Montreal businessmen, including George Stephen, had an interest in the firm, there was never any question who held control. Bennett Rosamond remained both president and managing director until his death in 1910.

The Rosamond Woolen Company building was converted to Millfall Condominiums. Recent work was underway, including repointing around stones and making repairs. Shortly after 10 a.m., Millfall's Superintendent, Earl John, dropped by the Museum to mention that



Time capsule location.

stone masons Matt Gordon and Tyler Rath had uncovered a time capsule in the wall of the former mill. The capsule consisted of two metal boxes, both badly corroded and damp, and it had been opened. Inside were a photograph of Bennett Rosamond, a letter from Bennett listing the capsule's contents, coins (some dating to 1858), and newspapers dated 1880: an Almonte Gazette, Ottawa Daily Citizen, and Industrial World. They agreed these items could be taken to the museum. All are currently locked away for conservation, as hands and light can make them deteriorate rapidly. Hallie Cotnam of the CBC happened to be in the area and heard about a "museum emergency." She arrived at the site and did a story for Ottawa Morning. This was great exposure for our Museum. Now we have to look into carefully conserving and possibly displaying this exciting find.

Michael Rikley-Lancaster is Executive Director/ Curator at the Mississippi Valley Textile Museum in Almonte and a member of the CHO/PCO Board of Directors.

Closing Historic Schools

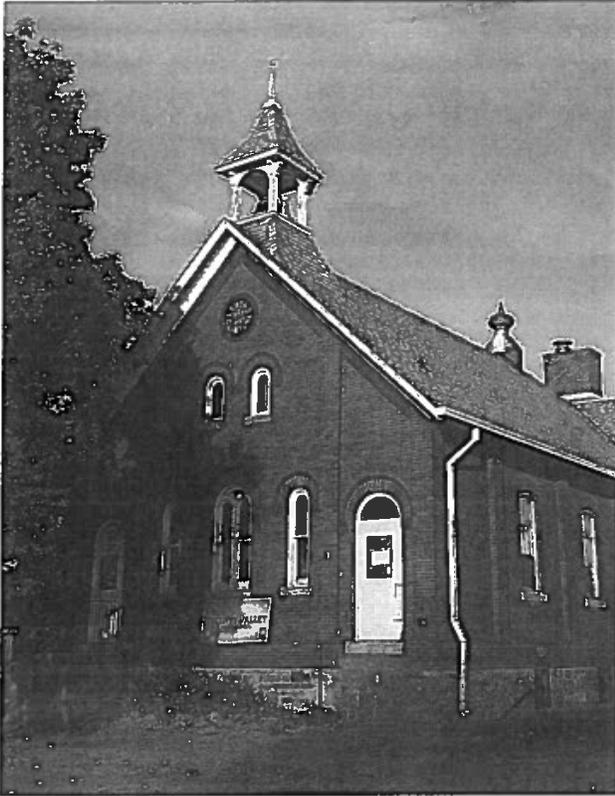
Michael Seaman

A postcard handed out at a local festival in the Town of Lincoln in 2014 reads, "Let's Save Vineland Public School." Built in 1895, the schoolhouse was eventually demolished to make way for a larger building accommodating students from Vineland and three schools across this West Niagara town closed after an accommodation review by the Niagara District School Board. The loss of an historical landmark and the closure of schools in this largely rural town have caused much debate and concern over the potential negative impacts on the community.

This is a story playing out across Canada. A progressively low national birthrate resulting in declining enrolment is placing economic strain on school boards. Functional requirements of schools in a high tech world, plus government policy aimed at achieving consistency in educational standards and offering more specialized courses,

have resulted in closures of neighbourhood schools in favour of large campuses often located on the edge of the community.

Accommodation review studies conducted by school boards involve decisions about standards of education, the social impacts on students of smaller local versus larger regional schools, the debate over walking to school or bussing, and the need to ensure that boards have the necessary funding to sustain a high quality of education. Agreement on the importance to society of a quality education system is universal, but the impacts of these decisions about school closures have significance beyond education. Many of these schools have been the focal point of a community for a century or more. They are meeting places, places of employment, and recreational hubs with sports fields and play equipment being well used by residents. Generations pass through its doors.



Vineland School

The historic Vineland school building was demolished following an accommodations review conducted by the school board in 2012. Vineland will continue to have a school and elements of the historic building will be preserved in the new structure.

Perhaps more than any other building, schoolhouses are inextricably intertwined with the history of the community. Many were built to be landmarks, designed by noted architects and built with high quality materials and craftsmanship. They are similar in stature to railway stations, civic buildings, and historic lighthouses in the way they represent the visual face of the community and reinforce a sense of community, identity, and historical character.

So how do we conserve our historic schools? There are three key elements to consider: continuing function as a school, the community role of schools, and the heritage architecture.

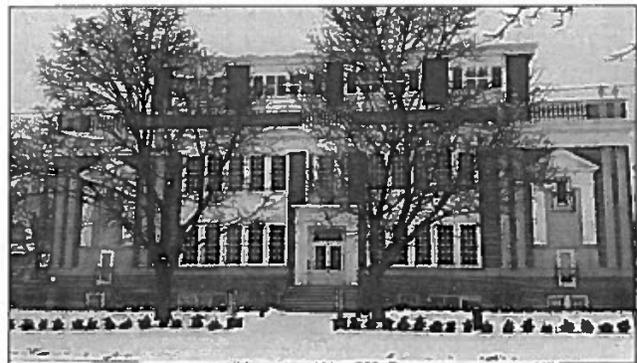
A community like Vineland functioned for generations with a local school at its centre. As demographics and educational service expectations change, this function is the most difficult to retain and argue. One simplistic solution is to ensure that there is demand for a local school by managing residential densities and demographics to support an economically sustainable enrollment. For example, Grimsby, located adjacent to Lincoln, is experiencing a residential boom. Enrollment in its elementary schools remains strong and it has avoided undergoing the accommodation review process. Largely dictated by market demand and available servicing, not all communities can attract a new population with school age children. Where urban conditions allow for it, achieving sustainable residential densities could certainly be a factor to consider in Official Plan review processes when establishing minimum densities for new development in areas served by existing schools.

What about the community and recreational function of schools? Traditionally, school buildings provide the primary walk to recreational space, such as sports fields, gymnasiums, and meeting rooms. When the school closes and the soccer field that children can walk to is replaced by one to which their parents must drive them, and a place for spontaneous active play is removed, the impact on neighbourhood patterns, sense of community and identity, the local economy, and health can be significant.

Existing legislation requires school boards to offer surplus schools to a list of preferred agencies, such as other boards, colleges, universities, and the municipality, for ninety days before the school property goes on the open market. Some, such as Hamilton Wentworth District School Board, have protocols for providing earlier notice of potential closures to preferred agencies. The property must sell at fair market value. This amount can be significant and without financial planning, the funds for acquisition may not be available. It is clear that municipalities need to look more closely at the "what if?" of potential school closures and build the future acquisition/development of school sites into their Official Plans.

The need to be proactive and innovative is also critical to the successful conservation of historic school architecture. There are an increasing number of outstanding examples of schools repurposed for residential uses. "The typical classroom is perfectly scaled for an individual residential unit" according to Erik Hanson, Heritage Resources Coordinator for the City of Peterborough. He has worked with the development community to achieve several successful conversions as a means of providing sensitive new housing in established character neighbourhoods.

Lessons learned in the loss of some school buildings and in the successful repurposing of others, point to the need for long range planning and better cooperation and communication between school boards and municipalities when it comes to preserving historic community schools. School boards and provincial governments must also acknowledge the broad impacts of school closures on all areas of provincial policy, including community



Wells Street Public School, Aurora

Wells Street Public School in Aurora is a significant example of 1920s collegiate architecture. When closed temporarily in 2007 by York Region School Board to facilitate repairs, the Town of Aurora designated the property. When the school was later declared surplus and sold, the designation established the benchmark for redevelopment of the site. Many developers will attest that historic classrooms are typically of a proportion that makes them ideal for conversion to loft apartments. With a modest and sensitive rooftop addition, the Wells Street School building is being redeveloped by Wells Street Schoolhouse Lofts Inc. and is about to be reborn as 35 high quality loft apartments.

health, identity, and heritage. In Ontario, the Provincial Policy Statement encourages walkable and complete communities. The Ministry of Education should be required to consider all provincial policies holistically.

There is also much that can be done at the municipal level to achieve positive outcomes for historic schools. Addressing the key issue of enrollment by creating Official Plan policies that support the implementation of densities that maintain school populations is an important objective. If this is not possible, municipalities need to be proactive in understanding community heritage and the local community and recreational use of the school. If the space is being well used and is needed, plan to acquire the site by building financial reserves. If a school building is an historic landmark, work with the school board, before the threat of closure, to designate the property under the Ontario Heritage Act and develop a conservation and maintenance plan for times when the building is vacant. Developing a secondary plan for the site once the imminent closure of the school becomes known can ensure that significant elements are protected and the neighbourhood character is maintained if and when the site undergoes new development.

If a municipality identifies its schools (as it does other significant buildings) for preservation, and is prepared to use the full

extent of the available tools (such as designation, financial incentives, or Official Plan amendments) to foster protection of historic properties before there are redevelopment plans, then the preservation of local cultural heritage resources will be much easier to achieve.

This article was written with the assistance of Kathleen Dale, Director of Planning for the Town of Lincoln; Glen Letman, Manager of Development Planning with the Town of Aurora; and Erik Hanson, Heritage Resources Coordinator for the City of Peterborough.

Michael Seaman is the Ontario Governor for The National Trust for Canada.

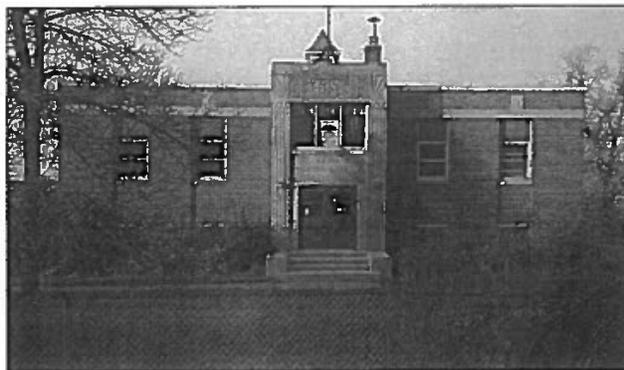
Schools Update

Here is what has happened at a few schools:

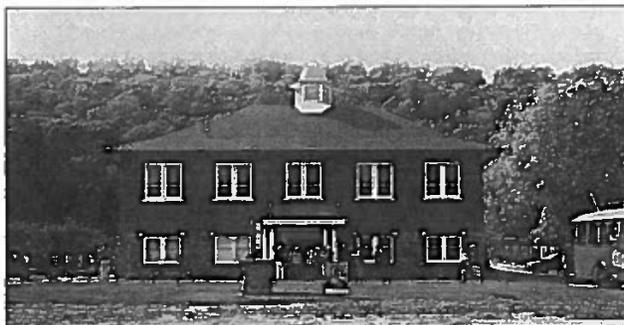
- ❑ Maple Grove Public School, Lincoln: is being converted into The Bench Brewing Company, for tourists to visit along Niagara West's Wine Route.
- ❑ Campden Public School, Lincoln: is now the Ebenezer Christian School.
- ❑ Vineland Public School, Lincoln: was demolished in 2015. Architectural artefacts were salvaged from the school and utilized in a heritage display in the new building.
- ❑ Grimsby Secondary School, Grimsby: is the subject of a Niagara West accommodation review - its fate remains uncertain.
- ❑ Hagar Public School, Grimsby: Closed years ago but the building is enjoying a rebirth as the home of the Bible League of Canada's office. It was featured at Doors Open Grimsby 2014.
- ❑ Queen Elizabeth Park High School, Oakville: enjoys new life as the Queen Elizabeth Park Community and Cultural Centre.

Circulate CHOnews

Community Heritage Ontario encourages member Municipal Heritage Committees to circulate CHOnews to all mayors and municipal council members.



Maple Grove Public School, Lincoln.



Hagar Public School, Grimsby.



Grimsby Secondary School, Grimsby.



**Extract from
Council Meeting of
Tuesday, March 28, 2017**

5. Consent Agenda

**Moved by Councillor Thompson
Seconded by Councillor Pirri**

That the following Consent Agenda items be approved:

C8. Heritage Advisory Committee Meeting Minutes of February 13, 2017

1. That the Heritage Advisory Committee meeting minutes of February 13, 2017, be received for information.

C9. Heritage Advisory Committee Meeting Minutes of March 6, 2017

1. That the Heritage Advisory Committee meeting minutes of March 6, 2017, be received for information.

Carried

5. Consideration of Items Requiring Discussion (Regular Agenda)

R2. Summary of Committee Recommendations Report No. 2017-02

**Moved by Councillor Abel
Seconded by Councillor Pirri**

1. That the Committee recommendations contained within this report respecting the Canada 150 Ad Hoc Committee Meeting Minutes of March 1, 2017, be approved, including the amended recommendation under Delegation (e) Jamie MacDonald, Music Aurora, Re: Canada 150 Music Festival, which now reads "That staff be directed to work with Music Aurora and report back to the Canada 150 Ad Hoc Committee."; and
2. That the Committee recommendations contained within this report respecting the Heritage Advisory Committee Meeting Minutes of February 13, 2017, and March 6, 2017, be approved.

Carried