



Town of Aurora Heritage Advisory Committee Meeting Minutes

Date:	Monday, April 10, 2017
Time and Location:	7 p.m., Holland Room, Aurora Town Hall
Committee Members:	Councillor Wendy Gaertner (Chair) (departed 8:26 p.m.), Councillor Jeff Thom (Vice Chair), Neil Asselin, Barry Bridgeford, Carol Gravelle, James Hoyes, John Kazilis, and Martin Paivio
Member(s) Absent:	Bob McRoberts (Honorary Member)
Other Attendees:	Marco Ramunno, Director of Planning and Building Services, Jeff Healey, Planner, and Samantha Kong, Committee Secretary

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

The Committee consented to recess at 9:20 p.m. and reconvene at 9:28 p.m.

1. Approval of the Agenda

Moved by Martin Paivio

Seconded by James Hoyes

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

- Delegation (b) Jacob Stewart, Owner; Re: Item 1 – HAC17-007 – Heritage Permit Application, 31 Catherine Avenue, File: NE-HCD-HPA-17-07
- Delegation (c) Sarah Millar, Carl Bray, Bob Murphy, representing Aurora United Church and Southbound Developments Limited; Re: Item 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

- Delegation (d) Sasan Saadat, Owner; Re: Item 4 – HAC17-010 – Revised Submission Heritage Permit Application, 36 Mark Street, File: NE-HCD-HPA-17-02

Carried

2. Declarations of Pecuniary Interest and General Nature Thereof

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

3. Receipt of the Minutes

Heritage Advisory Committee Meeting Minutes of March 6, 2017

Moved by Carol Gravelle

Seconded by James Hoyes

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

Carried

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

The owners presented a brief overview of their application and were seeking input and/or comments from the Committee as they would be submitting a minor variance application in the near future.

Moved by Barry Bridgeford

Seconded by Councillor Thom

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

Carried

(b) Jacob Stewart, Owner

Re: Item 1 – HAC17-007 – Heritage Permit Application, 31 Catherine Avenue, File: NE-HCD-HPA-17-07

The owner provided an overview of the application, specifically in relation to previous and proposed windows, and the type, height, and material of the front door.

**Moved by Neil Asselin
Seconded by John Kazilis**

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

Carried

(c) Sarah Millar, Carl Bray, Bob Murphy, representing Aurora United Church and Southbound Developments Limited

Re: Item 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

Mr. Bray provided a brief overview of the properties and discussed the heritage attributes, if any, of each property. He presented the concept plan which includes the demolition of all four listed properties to construct the Church and retirement residence.

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

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

Carried

(d) Sasan Saadat, Owner

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

The owner presented new elevations to the Committee which incorporated the comments of the Committee from the March 6, 2017 meeting.

Moved by Barry Bridgeford
Seconded by Councillor Thom

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

Carried

5. Matters for Consideration

The Committee consented to consider Item 3 prior to Item 1.

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

Staff provided background information of the property and a brief overview of the proposed changes such as the replacement of the front door and windows. Staff noted that the owners would like a full-sized door that takes up the space of the existing transom and door.

The Committee expressed concerns regarding the fully glazed steel front door as being too modern and suggested that the glass be divided into sections.

Moved by Martin Paivio
Seconded by James Hoyes

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 approved.

Carried as amended

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

Staff provided a brief overview of the property and indicated that the owners prepared a heritage impact assessment study and have submitted conceptual elevations for a new single detached dwelling.

The Committee expressed support for the proposed construction of an accessible single detached dwelling.

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

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.

Carried

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

Staff provided an overview of the proposal to remove homes on Register to proceed with the construction of a church and retirement residence, and presented the comments of the Design Review Panel. Staff noted that all of the listed properties received relatively low scores, except for 16 Tyler Street. Staff provided an overview of the table comparing existing zone requirements on the subject lands and the proposed Institutional Exception Zone on page 6 of the report, as requested by the Committee.

The Committee expressed concerns regarding the overall massing of the proposed development and requested that the façade complement the residential streetscape rather than having a commercial or institutional appearance. The Committee expressed support for the proposal and requested that any salvageable items from the properties be incorporated into the proposed design.

Moved by Carol Gravelle

Seconded by John Kazilis

1. That Report No. HAC17-009 be received; and
2. That the Heritage Advisory Committee recommend to Council:
 - (a) **That the properties located on 12 Tyler Street and 55, 57, and 57A Temperance Street be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest; and**
 - (b) **That the property located on 16 Tyler Street be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest; and**
 - (c) **That residential-style architecture be incorporated in the design of the façade and streetscape on Temperance Street; and**
 - (d) That the Heritage Advisory Committee be notified of any additional archaeological findings on the subject lands; and
 - (e) That the site plan application be reviewed by the Heritage Advisory Committee at a future meeting.

Carried as amended

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

Staff provided an overview of the application and indicated that it was previously considered by the Committee at its March 6, 2017 meeting and the Committee recommended that the owner submit revised elevations that demonstrated greater conformity with the Northeast Old Aurora Heritage Conservation District Plan. Staff noted their satisfaction with the revised designs.

The Committee discussed building heights and depths and expressed support for the application.

Moved by Carol Gravelle
Seconded by John Kazilis

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.

Carried

6. Informational Items

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

Staff provided an overview of heritage permits that have been brought to staff for review and approval.

The Committee commended the alterations to 15342 Yonge Street and inquired whether there was potential to recognize the building for a design award.

Moved by Barry Bridgeford
Seconded by Martin Paivio

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

Carried

6. Memorandum from Planner

Re: Closing Historic Schools – CHOnews Article

Staff provided a summary of the article which presented examples of residential condominium conversions, and discussed how municipalities could preserve spaces through adaptive reuse rather than demolition.

Moved by Martin Paivio
Seconded by Barry Bridgeford

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

Carried

- 7. Extract from Council Meeting of March 28, 2017**
Re: Heritage Advisory Committee Meeting Minutes of February 13, 2017, and March 6, 2017

Moved by Carol Gravelle
Seconded by John Kazilis

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.

Carried

7. New Business

The Committee discussed the need for accessibility considerations in developments, as all new developments appear to be two- to three-storey buildings.

The Committee noted that the two-storey commercial building on the corner of Yonge Street and Kennedy Street is replacing some brick on the façade and inquired whether the Town has a source for residents to purchase the exact tone of yellow brick.

8. Adjournment

Moved by James Hoyes
Seconded by Martin Paivio

That the meeting be adjourned at 9:51 p.m.

Carried

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