



Town of Aurora
Heritage Advisory Committee
Meeting Minutes

Date: Monday, June 1, 2020
Time and Location: 7 p.m., Video Conference
Committee Members: Jeff Lanthier (Chair), Neil Asselin, John Green, Councillor Sandra Humfryes, Bob McRoberts (departed 8:21 p.m.), Mayor Tom Mrakas (ex-officio)
Members Absent: Matthew Kinsella, Hoda Soliman (Vice Chair)
Other Attendees: Carlson Tsang, Planner, Linda Bottos, Council/Committee Coordinator

This meeting was held electronically as per Section 20.1 of the Town's Procedure By-law No. 6228-19, as amended, due to the COVID-19 State of Emergency.

The Chair called the meeting to order at 7:09 p.m.

The Chair relinquished the chair to Neil Asselin at 8:35 p.m., during consideration of Item 4 – HAC20-008 – Streetscape Improvements for the Northeast Old Aurora Heritage Conservation District, and resumed the chair at 8:50 p.m.

1. Approval of the Agenda

Moved by Councillor Humfryes
Seconded by Bob McRoberts

That the agenda as circulated by Legislative Services be approved.

Carried

2. Declarations of Pecuniary Interest and General Nature Thereof

Declarations of pecuniary interest under the *Municipal Conflict of Interest Act, R.S.O. 1990, c. M.50*, were made by Jeff Lanthier and Bob McRoberts regarding Item 4, Report No. HAC20-008 – Streetscape Improvements for the Northeast Old Aurora Heritage Conservation District, as they each own property in the subject area. Mr. Lanthier and Mr. McRoberts did not participate in any discussion or voting on Item 4.

3. Receipt of the Minutes

Heritage Advisory Committee Meeting Minutes of February 3, 2020

Moved by John Green

Seconded by Councillor Humfryes

That the Heritage Advisory Committee meeting minutes of February 3, 2020, be received for information.

Carried

4. Delegations

Moved by Councillor Humfryes

Seconded by John Green

That each delegation be allowed to speak to their respective agenda item just prior to the consideration of each item.

Carried

(a) Douglas Reeve, co-owner of 67 Catherine Avenue

Re: Item 1 – HAC20-005 – Major Heritage Permit Application File: HPA-2019-08, 67 Catherine Avenue

Mr. Reeve expressed appreciation to the Committee and staff for their efforts through the heritage preservation process.

Moved by Councillor Humfryes

Seconded by John Green

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

Carried

- (b) Claudio Brutto, representing Cedartrail Developments Inc.**
Re: Item 2 – HAC20-006 – Heritage Street Naming for Cedartrail
Subdivision File: SUB-2014-04 – 14288 Yonge Street

Mr. Brutto presented background and history of the current owner, Mr. Frank Dodaro, principal of Cedartrail Developments Inc. and North Star Homes Inc., in support of his recommendation that the new private road be named Dodaro Lane or North Star Lane.

Moved by John Green
Seconded by Neil Asselin

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

Carried

- (c) Wayne Morgan, representing agent for owner of 15074 Yonge Street**
Re: Item 3 – HAC20-007 – Heritage Designation and Consent
Application for 15074 Yonge Street (Poplar Villa)

Mr. Morgan presented background and highlighted various elements of his Cultural Heritage Impact Assessment of the subject property, including the heritage value of the building and landscape, and aspects of the proposed severance and Heritage Easement Agreement. He recommended that the Committee support the proposed heritage designation of the property and the proposed severance subject to conditions.

Moved by Councillor Humfryes
Seconded by John Green

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

Carried

5. Matters for Consideration

- 1. HAC20-005 – Major Heritage Permit Application**
File: HPA-2019-08, 67 Catherine Avenue

The Committee expressed support for the applicant's proposal to partially demolish the existing rear addition to accommodate a proposed new addition,

noting that the new addition would blend in with the neighbourhood. The Committee also expressed appreciation of the collaborative process between staff and the property owner.

Moved by Councillor Humfryes
Seconded by John Green

1. That Report No. HAC20-005 be received; and
2. That the Heritage Advisory Committee's comments regarding Heritage Permit Application File: HPA-2019-08 be received and referred to staff for consideration and action as appropriate.

Carried

**2. HAC20-006 – Heritage Street Naming for Cedartrail Subdivision File:
SUB-2014-04 – 14288 Yonge Street**

The Committee inquired about the proposed street name and staff provided clarification regarding Mrs. Phila Cannon and the Cannon family farmhouse. The Committee expressed support for staff's recommendation regarding the proposed street name Phila Lane in order to honour the history of the family and satisfy the condition previously set by Council.

The Committee inquired about the street naming policy and the possibility of adding the name Dodaro to the street name list, and staff provided a brief overview of the policy and process.

Moved by John Green
Seconded by Councillor Humfryes

1. That Report No. HAC20-005 be received; and
2. That the Heritage Advisory Committee's comments regarding heritage street naming for Cedartrail Subdivision File: SUB-2014-04 at 14288 Yonge Street be received and referred to staff for consideration and action as appropriate.

Carried

3. HAC20-007 – Heritage Designation and Consent Application for 15074 Yonge Street (Poplar Villa)

The Committee inquired about the permitted uses of the property and staff provided clarification regarding its current designation and permitted uses within the “PDS1 Promenade Downtown Shoulder – Central Commercial” zone, an area intended for intensification.

The Committee expressed concerns about the severance proposal respecting the resultant frontage size and balance of the lot with an added structure on the south side, the Town’s influence on the architecture of a new structure that would be complementary to the existing building, and the potential for the severed parcel to be joined with the property to the south to accommodate a new development. The Committee suggested that, with the heritage designation and restrictions on the scale of any new development, the benefits to intensification would be greatly reduced.

Staff advised that a potential development agreement would apply to the severed parcels with specific restrictions to ensure protection of the heritage attributes including the front yard landscape. Staff noted that any potential development of the severed lot would be subject to the regular site plan review process including review by the Committee and Council. Staff agreed to confirm whether a development agreement registered on title would remain if the severed parcel was merged with another lot.

The Committee expressed support for the heritage designation of the property, including interior elements, under Part IV of the *Ontario Heritage Act*, and did not support the proposed severance.

**Moved by Councillor Humfryes
Seconded by John Green**

1. That Report No. HAC20-007 be received; and
2. That the Heritage Advisory Committee’s comments regarding the heritage designation for 15074 Yonge Street be received and referred to staff for consideration.

Carried

4. HAC20-008 – Streetscape Improvements for the Northeast Old Aurora Heritage Conservation District

Staff provided an overview of the report providing a status update on the streetscape improvement recommendations of the Northeast Old Aurora Heritage Conservation District (NEOAHCD) Plan that have been implemented by the Town and those that are outstanding due to budget constraints.

The Committee discussed and agreed that the remaining streetscape improvement recommendations of the NEOAHCD Plan should be moved forward and suggested that staff be directed by Council to complete a cost analysis for consideration in the next budget cycle.

It was further suggested that, once the Downtown Street Wall Mural Program is established, the Committee may wish to consider how the retaining wall in front of Our Lady of Grace could be dedicated to the commemoration of the Town's heritage and the district as part of the streetscape analysis.

Moved by John Green

Seconded by Councillor Humfryes

1. That Report No. HAC20-008 be received; and
2. That the Heritage Advisory Committee's comments regarding streetscape improvements for the Northeast Old Aurora Heritage Conservation District Plan be received and referred to staff for consideration and action as appropriate.

Carried

6. Informational Items

None

7. Adjournment

Moved by Councillor Humfryes

Seconded by John Green

That the meeting be adjourned at 8:51 p.m.

Carried