



**Town of Aurora**

**General Committee Report**

**No. PDS19-019**

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**Subject:** Heritage Permit Application  
22 Church Street  
File: HPA-19-03

**Prepared by:** Adam Robb, Planner

**Department:** Planning and Development Services

**Date:** March 19, 2019

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## **Recommendation**

- 1. That Report No. PDS19-019 be received; and**
- 2. That the following recommendations be approved:**
  - a) That Heritage Permit Application HPA-19-03 be approved to permit the addition to the subject property as shown on the submitted plans;**
  - b) That the property owner photodocument any original construction revealed during the proposed addition to the property; and**
  - c) That Planning Staff continue to liaise with the Ontario Heritage Trust and ensure the addition remains sympathetic of the heritage resource through all phases of the development.**

## **Executive Summary**

The purpose of this report is to provide Council with direction from the Heritage Advisory Committee regarding Heritage Permit Application HPA-19-03 for the addition to the property at 22 Church Street. The proposed addition is part of the Town of Aurora Library Square revitalization project, and will create up to 32,000 square feet of community and cultural space.

- The subject property, known as the Aurora Cultural Centre or “Church Street School”, is designated under Part IV of the *Ontario Heritage Act* (By-law 2390-80), listed on the Canadian Register of Historic Places, and recognized under Easement to the Ontario Heritage Trust.

- The Church Street School was constructed in 1885-86 and is one of the finest remaining examples of a High Victorian designed public school in Ontario.
- According to the Heritage Impact Assessment provided, there will be minimal to no impact on the character-defining elements of the heritage resource through sympathetic placement, massing and materiality of the addition.

## **Background**

### **Location**

The Church Street School, municipally known as 22 Church Street, is located in the historic centre of the Town of Aurora. As part of the Aurora Cultural Precinct, the property is in an area with a high concentration of built heritage and cultural landscapes in Aurora's downtown core. The Church Street School is approximately 95 metres east of Yonge Street, at the northwest corner of the Church Street and Victoria Street intersection. It is directly adjacent to the Aurora Public Library to the west and across the road from the Part IV designated Trinity Anglican Church to the east. It is part of the Town's Library Square revitalization project.

### **The Ontario Heritage Trust supports the addition**

Being a building of high heritage significance, the exterior and scenic character of the property are also protected by an Ontario Heritage Trust conservation easement. The Ontario Heritage Trust was circulated the plans and elevations for the proposed addition, and gave their comments and initial support for the project and design on January 23, 2019. The Ontario Heritage Trust comments were addressed in the Heritage Impact Assessment (See Attachment 2). Protection of this important heritage resource will continue to be achieved through Staff consultation with the Ontario Heritage Trust throughout the development process.

## **Analysis**

### **History of the Property**

The Church Street School was designed by architect Thomas Kennedy and built in 1885-86 by William Crane and Son. It is known significantly for its role as a school house from 1886-1951 and intermittently from 1963-68. Designed to house 400 students, the Church Street School was built to replace an 1858 structure at the same location. Reflecting the confidence in Aurora's future, the large school house was

designed to accommodate the anticipated growth in population in the area due to the arrival of the “Ontario, Simcoe and Huron Union Railway” in 1853. Of the many schools that existed in Ontario, when the Church Street School was built, it was noted by the regional school inspector that the Church Street School was one of the finest in the Province.

### **Heritage Evaluation of the Existing Building**

The existing character defining elements that contribute to the heritage value of the “High Victorian” designed 22 Church Street, as per designation By-law 2390-80 include:

- Symmetrical, 2 storey, rectangular plan with projecting, gabled bays;
- Low pitched hip roof with cross gables;
- Yellow brick construction upon a granite fieldstone foundation with scoring;
- Extensively patterned and corbelled brickwork, especially that of the cornice and projecting bays;
- Straight-line, parapet gables with ornamental sheet-metal coping and finials;
- Long, narrow, rectangular and round headed windows with double-hung, 2 over 2 wooden sashes and operable transom lights;
- Open belfry with elaborately turned and scroll-cut wooden detailing, and distinctive ogee shaped roof with finial and iron weathervane;
- Huge rectangular rooftop monitor heavily bracketed with blind windows;
- Divided front entrances with wooden, paneled double doors and transom lights;
- Dominant position in the streetscape of the historic centre of Aurora; and
- Setback from the street with a broad front lawns and mature specimen trees.

### **Impact Mitigation Measures and Conformity to Town Objectives**

As outlined in the Heritage Impact Assessment, there will be minimal or no impact on the character defining elements of the heritage resource (See Attachment 2). The new addition will be sympathetic and distinguishable from the heritage building. The visual impacts of the proposed development will be mitigated by:

- Providing a roof level height that does not exceed the height of the heritage building;
- Articulating the form of the new addition to respond to the massing of the heritage building;
- Designing the mass of the new addition to maintain the visual prominence of the heritage building;

- Insetting a new glass atrium to provide visual relief between the masses of the heritage building and the new rear addition and also ensure that the rear elevation of the heritage building remains legible;
- Introducing new materiality for the addition that will be sympathetic to, yet distinguishable from the heritage building.

In addition to the mitigation efforts listed above, the new addition also conforms to the guiding principles of the Aurora Cultural Precinct/Library Square Project Concept Plan by creating a community hub, thinking big, enhancing connections, creating a downtown destination, and building on community assets.

### **Neighbourhood Context**

As part of the Library Square project, the proposed addition will serve as an integral part in the revitalization of Aurora's historic downtown core. The Library Square project will add multi-season programming and activation space to the area, and the proposed addition to the subject property will complement this community hub by offering much needed community theatre, studio, and program space.

The proposed addition will also be sympathetic to the character of the area and other surrounding heritage buildings.

### **Proposed Addition**

The proposed redevelopment anticipates the retention of the original building in its entirety, removal of a later (non-heritage) addition circa 2001, and construction of a new approximately 32,000 square foot rear addition (See Attachment 3).

The new rear addition and public square will provide:

- A new universally accessible primary entrance to the Cultural Centre. The building currently does not meet AODA standards;
- New landscaped public open space in place of the existing parking lots to the east and west of the subject property;
- Over 26,000 square feet of community and cultural space, including a performing arts theatre and various studio space;
- Brick repointing and floor repairs to the existing property as part of the new construction;
- Expansion of the public realm on site;



- Opportunities for activation and programming in collaboration with the Aurora Public Library;
- Passive appreciation of the heritage building through seating and integration into the square.

## **Advisory Committee Review**

The Heritage Advisory Committee reviewed Heritage Permit Application HPA-19-03 on March 5, 2019 and approved the recommendations made by staff. The Heritage Advisory Committee provided comments regarding:

- Ensuring that the colour and material selections of the veil around the exterior of the addition remain sympathetic and complementary to the heritage property.
- Ensuring that the scale and massing of the addition remains subordinate and does not conflict with the heritage structure in terms of prominence.
- Ensuring that the impact of any shadows from the addition are mitigated.
- Requiring that any other future design changes that may impact the heritage attributes of the property be subject to further review from the Heritage Advisory Committee as a new Heritage Permit Application.

## **Legal Considerations**

### **Heritage Permits**

The subject property was designated in 1980 under Part IV of the *Ontario Heritage Act* (the “Act”). The Heritage Permit application was deemed complete by staff on February 8, 2019 and is being processed pursuant to section 33(1) of the Act. Within 90 days of receiving notice of the application and after consultation with HAC, Council may approve the permit application, with or without conditions, or may refuse the application. Only the owner may appeal Council’s decision to the Conservation Review Board, therefore, given that Council is the owner of the property, any decision made by Council will be final. Council must make a decision by Thursday, May 9, 2019.

In addition, as mentioned previously, the Town entered into an easement agreement with The Ontario Heritage Foundation (now known as the Ontario Heritage Trust) on May 31, 1982. The agreement requires the Town to obtain written approval from the Trust in order to undertake any construction. Staff will continue to work closely with the Trust throughout the development process.

## **Financial Implications**

There is no financial impact associated with this report.

## **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***.

## **Alternative to the Recommendation**

1. Refuse the Heritage Permit Application

## **Conclusions**

It is recommended that the Heritage Permit Application for the addition to 22 Church Street be approved, which follows the recommendations made by the Heritage Advisory Committee. According to the Heritage Impact Assessment provided, the addition will rehabilitate the site and conserve the cultural heritage value of the building by having minimal to no impact on the character-defining elements of the property. As part of the Library Square revitalization project, the addition will be an integral component in making the downtown a 'destination' and in providing community and cultural space for visitors and residents of Aurora alike.

## **Attachments**

- Attachment 1 – Location Plan
- Attachment 2 – Heritage Impact Assessment (2019)
- Attachment 3 – Conceptual Plans
- Attachment 4 – Heritage Inventory Information Sheet

March 19, 2019

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**Previous Reports**

Heritage Advisory Committee Report HAC19-004 dated March 5, 2019.

**Pre-submission Review**

Agenda Management Team Meeting review on February 27, 2019.

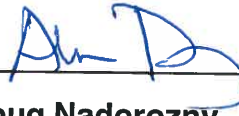
**Departmental Approval**

**Approved for Agenda**



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**Lawrence Kuk, MCIP, RPP  
Acting Director  
Planning and Development Services**



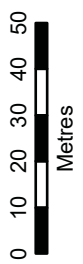
*for* **Doug Nadorozny  
Chief Administrative Officer**



**LOCATION PLAN**

HAC19-004  
22 CHURCH STREET

 **SUBJECT LANDS**



Map created by the Town of Aurora Planning and Development Department, February 11, 2019. Base Data Provided by York Region.

# AURORA CULTURAL CENTRE

## HERITAGE IMPACT ASSESSMENT

22 Church Street & 52-56 Victoria Street  
Aurora, ON

Issued: February 22, 2019



COVER PAGE: Public School, Aurora Ont. (Aurora Archives, n.d.)

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Prepared for:  
Planning Partnership  
1255 Bay Street, Suite 500  
Toronto, ON M5R 2A9  
(416) 975-1556

Prepared by:  
ERA Architects Inc.  
625 Church Street, Suite 600  
Toronto, ON M4Y 2G1  
(416) 963-4497

Project: #18-090-01  
Prepared by: PE/JQ/AC/EC

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## EXECUTIVE SUMMARY

### Background

This Heritage Impact Assessment (HIA), prepared for the Town of Aurora by ERA Architects Inc. (ERA), assesses the impact of a proposed redevelopment on the cultural heritage resources located at 22 Church Street, Aurora.

The development site is comprised of 22 Church Street and 52-56 Victoria Street (“the Site”). The Site is currently occupied by a two-storey brick school building and a surface parking lot. Structures at 52 and 56 Victoria Street were recently removed.

### Cultural Heritage Value

The Site is designated under Part IV of the Ontario Heritage Act by By-law 2390-80. The Site was designated for its “Late Victorian” design and association with the Church Street School.

### Proposed Development

The proposed redevelopment anticipates the retention of the original building in its entirety, removal of the later rear addition, and construction of a new rear addition. A new landscaped public square will also be provided to the west of the building.

### Impact on Heritage Resources

The proposed development will have minimal to no impact on the heritage resource’s character-defining elements.

### Mitigation

The physical impacts of the removal and replacement of the rear addition will be mitigated through careful integration of new construction with the heritage fabric.

The visual impacts of the proposed development will be mitigated by:

- Providing a roof level height that does not exceed the height of the heritage building;
- Articulating the form of the new addition to respond to the massing of the heritage building;
- Designing the mass of the new addition to maintain the visual prominence of the heritage building;
- Insetting a new glass atrium to a) provide visual relief between the masses of the heritage building and new rear addition, and b) to ensure that the rear elevation of the heritage building remains legible; and
- Introducing new materiality for the addition that will be sympathetic to, yet distinguishable from, the heritage building.

### Conclusion

The proposed development will rehabilitate the Site and conserve the cultural heritage value of the school building at 22 Church Street. The proposed design mitigates any impacts on the heritage resource, through its placement, massing and materiality.

Overall, the proposed development provides an improved condition for the Site, while providing new and improved public and community space for the Town of Aurora.



## 1 INTRODUCTION

### 1.1 Scope of the Report

ERA Architects (Inc. ERA) has prepared this Heritage Impact Assessment (HIA) to assess the impact of the proposed development on the potential heritage resources at 22 Church Street (“the Site”).

The purpose of an HIA, according to the Town of Aurora’s Heritage Impact Assessment Guide, is to determine if any cultural heritage resources may be adversely impacted by a specific proposed development or site alteration.

This report was prepared with reference to the following:

- Ontario’s Provincial Policy Statement (2014);
- Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest;
- The Standards and Guidelines for the Conservation of Historic Places in Canada (2010);
- Ontario Heritage Tool Kit;
- Region of York Official Plan (2010);
- The Town of Aurora Official Plan (2010);
- Aurora Cultural Precinct/Library Square Project Concept Plan; and
- Town of Aurora Heritage Impact Assessment and Conservation Plan Guide (2017).

## 1.2 Site Description and Context

The Site is located on the northwest corner of Church Street and Victoria Street in the Town of Aurora.

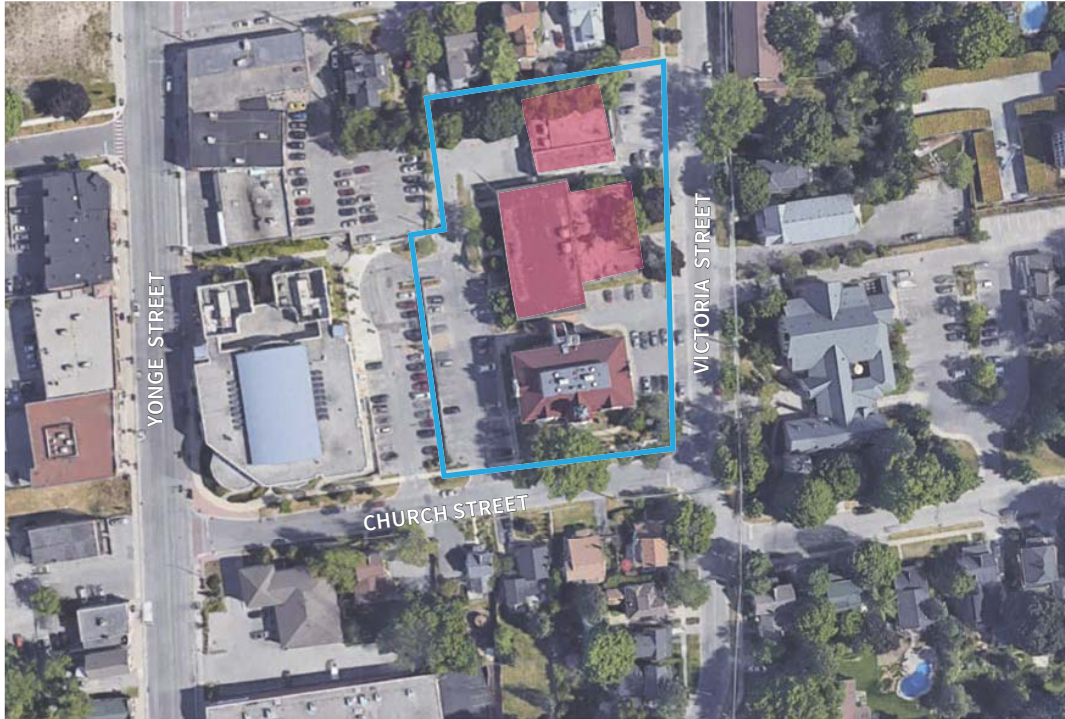
It contains a two-storey brick school building and surface parking lot at 22 Church Street. Two buildings on the Site have recently been removed, including:

- A one-storey building, which hosted a Baptist Church, at 56 Victoria Street; and
- A one-storey building, which hosted offices, at 52 Victoria Street.

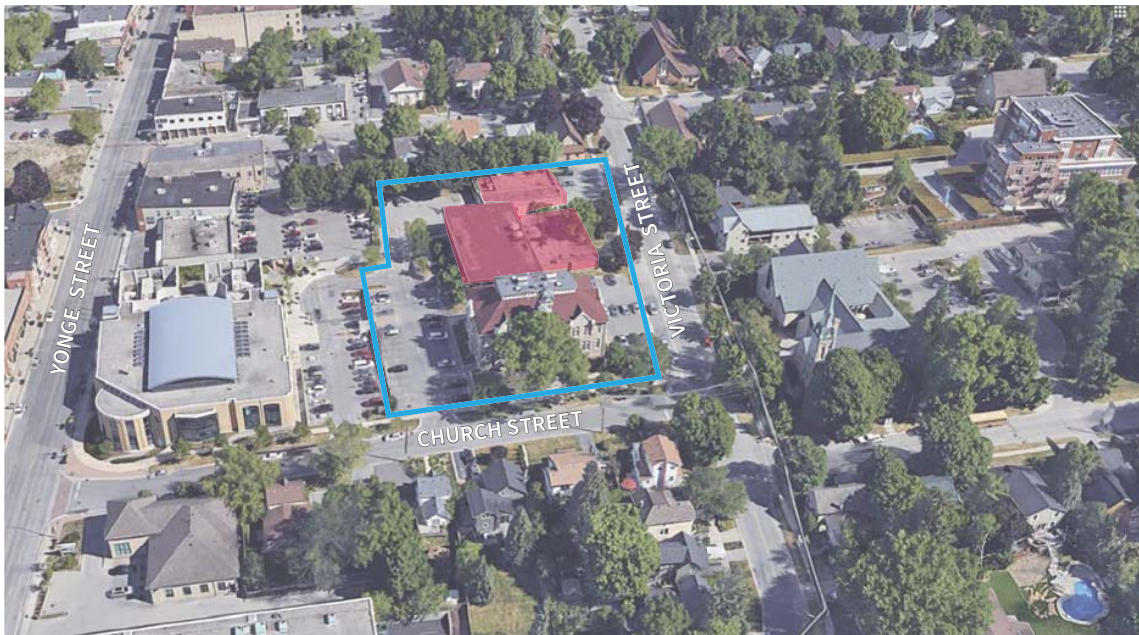
The Site is surrounded by a wide range of uses including: residential to the north and south; a church and school to the east; and a public library and commercial uses to the west along Yonge Street.



Property map with Site in blue (York Region Maps; Annotated by ERA, 2019).



Aerial view with the Site outlined blue, buildings identified in pink have since been removed (Google Maps, 2017; Annotated by ERA, 2019).



Axonometric view with the Site identified in blue, buildings identified in pink have since been removed (Google Maps, 2017; Annotated by ERA, 2019).



1.3 Context Photographs



South elevation of 22 Church Street (ERA, 2018).



North elevation of 22 Church Street (ERA, 2018).



Looking north on Victoria Street Street, Site on the left (ERA, 2018).



Looking south on Victoria Street Street, Site on the right (ERA, 2018).



Looking east on Church Street, Site on the left (ERA, 2018).



### 1.4 Existing Heritage Recognition

The property at 22 Church Street is designated under Part IV of the Ontario Heritage Act by By-law No. 2390-80 (attached at Appendix I). The property was also listed on the Canadian Register of Historic Places on October 30, 2008. The property's Statement of Significance is provided in Section 2 of this report.

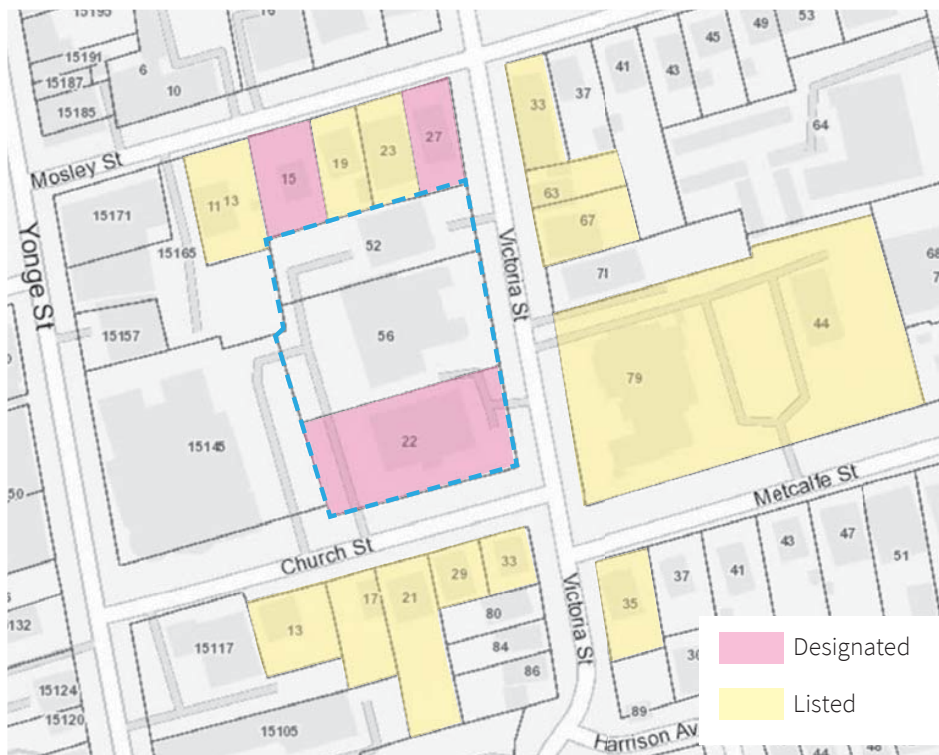
### 1.5 Adjacent Heritage Resources

The following properties are adjacent to the Site and are designated under Part IV of the Ontario Heritage Act:

- 15 Mosley Street; and
- 27 Mosley Street.

The following properties are adjacent to the Site and are included on the Town of Aurora's Heritage Register:

- 35, 79, 67 and 63 Victoria Street;
- 13, 17, 21, 29, and 33 Church Street; and
- 11-13, 19, 23 and 33 Mosley Street.



Map of adjacent heritage resources, Site outlined in blue (York Region Maps; Annotated by ERA, 2019).





79 Victoria Street (ERA, 2018).



View looking west on Church Street, showing south side properties at 13-33 Church Street (Google Images, 2019).



View looking east on Church Street with properties at 13-33 Church Street on the right (Google Images, 2019).



View looking north-east on Victoria Street, showing properties at 33 Mosley Street, 63 and 67 Victoria Street (Google Images, 2019).



View looking west on Mosley Street showing properties at 11-27 Mosley Street (Google Images, 2019).



View looking east on Mosley Street showing properties at 11-27 Mosley Street (Google Images, 2019).

## 2 BACKGROUND AND RESEARCH ANALYSIS

The Designation By-law for the property at 22 Church Street provides a short description for the reasons of designation (see Appendix I). The Canadian Heritage Register Listing provides a more in depth Statement of Significance and is as follows:

### Description of Historic Place

The school at 22 Church Street, known as the Church Street School, is situated in the historic centre of the Town of Aurora. The two-storey, yellow brick school building was designed in a High Victorian manner by architect Thomas Kennedy and was constructed from 1885-86.

The exterior of the building and the scenic character of the property are protected by an Ontario Heritage Trust conservation easement. The property is also designated by the Town of Aurora under Part IV of the Ontario Heritage Act (By-law 2390-80).

### Heritage Value

Located at the north-west corner of Church and Victoria Streets, the Church Street School is situated in the historic centre of Aurora, and is a dominant landmark structure. Enhanced by a deep set-back and landscaping, the Church Street School contributes to Aurora's period streetscape and the neighbourhood character.

The Church Street School, historically known as Aurora Public School, is significant for its role as a school house from 1886-1951 and intermittently from 1963-68. Designed to house 400 students, the Church Street School was built to replace an 1858 structure, at the same location. Reflecting the confidence in Aurora's future, the Church Street School was unusually substantial in size character for a village of fewer than 2000 residents and 210 students. The school house was designed to accommodate the anticipated growth in population in the area, due to the arrival of the Ontario, Simcoe and Huron Union Railway, in 1853. The Church Street School also represents the era of rapid expansion of educational facilities in Ontario between 1871 and 1885, when a total of 71 school houses were newly built or expanded.

Church Street School is one of the finest remaining examples of a High Victorian designed public school in Ontario. Built in 1885-86 at a substantial cost, over \$12,000, the structure was designed with eight large classrooms, each with a cloakroom and a capacity for 50 students.



Barrie architect, Thomas Kennedy, of the firm Kennedy, Gaviller and Holland designed the school and William Crane and Son of Newmarket was responsible for its construction. The exterior of the Church Street School incorporates a variety of fashionable period styles giving it a highly eclectic character. Round headed windows, especially those grouped together and decreasing in size, exemplify the Romanesque Revival style, as does the extensive corbelling of the brick, and the parapet gables. Intricately patterned brickwork, long narrow windows, and the heavily turned, wooden detailing of the belfry with its ogee shaped, Jacobean style roof are elements indicative of a strong Queen Anne Revival style. A huge rooftop monitor, heavily bracketed with rounded blind windows references the Italianate style, which was still enjoying popularity at the time of the school's construction. Separate boys and girls entrances are found in the divided doorways of the front entrance. Of the many schools that existed in Ontario, when the Church Street School was built, it was noted by the regional school inspector, that the Church Street School was one of the finest in the Province.

### Character-defining Elements

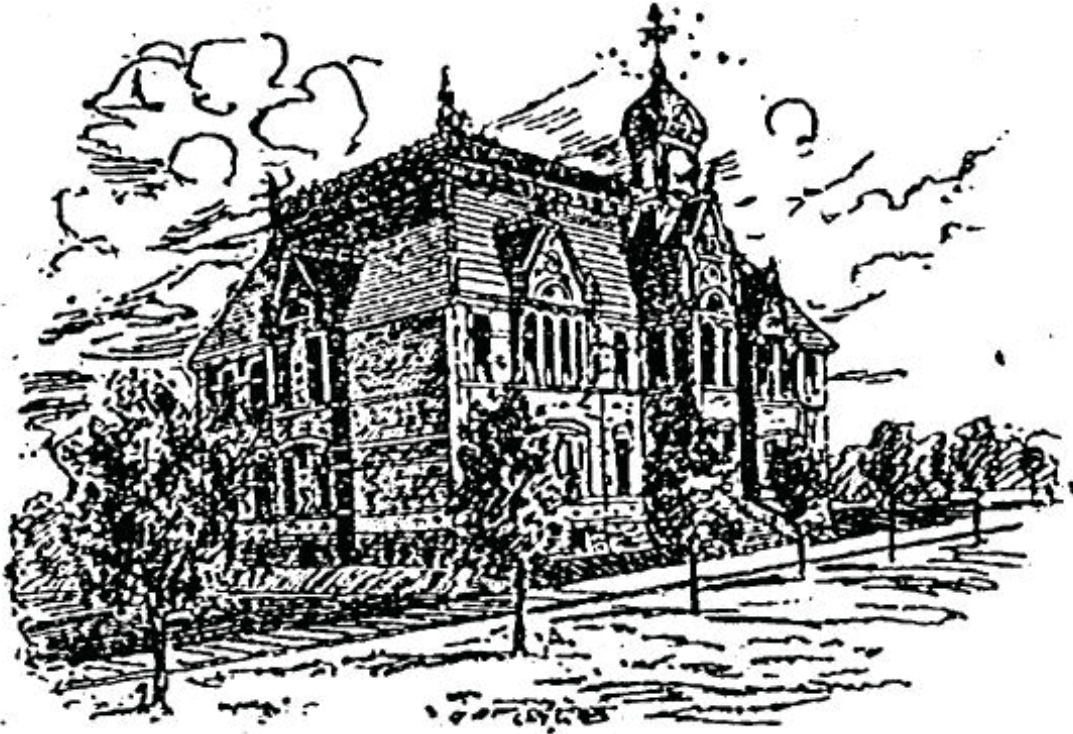
Character-defining elements that contribute to the heritage value of the Church Street School include its:

- symmetrical, two-storey, rectangular plan with projecting, gabled bays
- low pitched hip roof with cross gables
- yellow brick construction upon a granite fieldstone foundation with scoring
- extensively patterned and corbelled brickwork, especially that of the cornice and projecting bays
- straight-line, parapet gables with ornamental sheet-metal coping and finials
- long, narrow, rectangular and round headed windows with double-hung, 2 over 2 wooden sashes and operable transom lights

- open belfry with elaborately turned and scroll-cut wooden detailing, and distinctive ogee shaped roof with finial and iron weathervane
- huge rectangular rooftop monitor heavily bracketed with blind windows
- divided front entrances with wooden, paneled double doors and transom lights
- dominant position in the streetscape of the historic centre of Aurora
- setback from the street with a broad front lawn and mature specimen trees



Poster of Aurora School c. 1910 (Aurora Archives).



Sketch of the school building c. 1898 (Aurora Archives).



Class photo in front of school c. 1889 (Aurora Archives).





School children playing to the north of the school building , date unknwn (Aurora Archives).



Bicycle club, date unknwn (Aurora Archives).

## 2.1 Building Alterations

The building has undergone minor exterior alterations since its construction in 1885-86.

As noted in an edition of the Aurora Banner, the original wooden steps and walkway were replaced with concrete in 1906.

On December 8, 1949, the Aurora Banner noted the construction of fire escapes at the east and west sides of the school building (see photo below). The fire escapes have since been removed.

In 2001, a rear addition was constructed to host an elevator and stairwell.



Southwest view of the school showing fire escape at east elevation, date unknown (Aurora Archives).



### 3 PLANNING & HERITAGE POLICY CONTEXT

#### *Overview*

The following documents comprise the policy framework relevant to the heritage considerations on the property:

- Ontario's Provincial Policy Statement, 2014 (the "PPS");
- The Standards and Guidelines for the Conservation of Historic Places in Canada ("Standards and Guidelines");
- Region of York Official Plan, 2010;
- The Town of Aurora Official Plan, 2010; and
- Aurora Cultural Precinct/Library Square Project Concept Plan.

These documents encourage or require conservation of heritage properties in a manner that ensures their cultural heritage value is retained.

The heritage policy framework must be evaluated within the broader policy context. The PPS 2014, Official Plan and Standards and Guidelines encourage decision-makers to consider all of the relevant policies pertaining to a development proposal and to understand how they work together.

#### *Provincial Policy Statement*

The PPS provides policies to ensure development and site alteration is not permitted on lands adjacent to protected heritage property except when the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

#### *Standards and Guidelines*

The Standards and Guidelines, along with international charters and agreements, establish the guiding principles for conservation of built heritage resources in Canada.

#### *Region of York Official Plan*

The Region of York identifies its diverse cultural heritage as a unique attribute that enhances quality of life. As such, the Region's Official Plan provides policies that promote and conserve cultural heritage resources. An objective of the Official Plan is to conserve and promote cultural heritage and its value and benefit to the community, as well as to encourage access to core historic areas.

*Town of Aurora Official Plan*

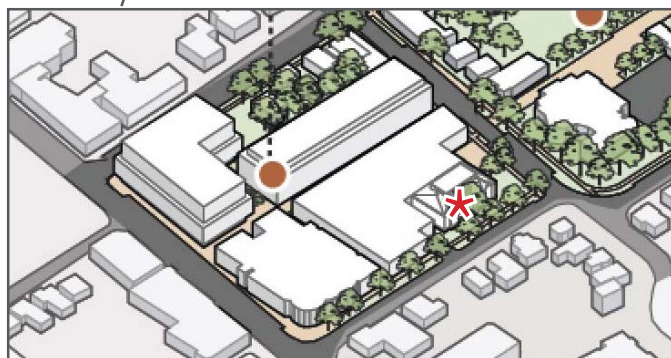
Section 13 of the Official Plan sets forth the mechanisms and parameters for heritage conservation in the Town of Aurora. The Official Plan provides that alteration, removal or demolition of heritage attributes on designated heritage properties will be avoided. It states the core principle for all conservation projects is the protection, maintenance and stabilization of existing cultural heritage attributes and features rather than their removal or replacement.

*Aurora Cultural Precinct / Library Square Project  
Concept Plan*

This three-block Precinct contains the highest concentration of built heritage and cultural landscapes in Aurora's downtown core. It is the Town's hope to create a new cultural hub that will serve as a focal point for residents and tourists. The reinvestment in and redevelopment of the Precinct is guided by Aurora's 2014 Cultural Master Plan.

The Concept Plan anticipates the redevelopment of the Site, indicating the location of parking and community amenity space surrounding the school building (see graphic on following page). The Concept Plan identifies seven guiding principles, which should be considered in all proposed developments within the Precinct:

- Think big and local;
- Create a hub of artistic creation, innovation, production and presentation;
- Enhance connections;
- Consider context and scale;
- Create a destination;
- Build on existing community assets; and
- Support active transportation.



Initial rendering of Block One plan



Detailed rendering of Block One plan

Excerpts of Block One of the Town of Aurora presentation to Council on the Cultural Precinct Concept Plan (December 8th), heritage building indicated by a red asterisk (Town of Aurora, 2015; Annotated by ERA, 2019).

## 4 ASSESSMENT OF EXISTING CONDITION

ERA inspected the building's exterior at grade and its interior during a site visit on January 10, 2019. This inspection included a walk-through of each floor, including the basement, accessible attic space and a visual inspection of the exterior perimeter of the building. The floors are occupied by offices, archives, galleries, storage, ancillary or multi-purpose rooms. Generally, the building is well maintained; the exterior exhibits some deterioration or damage and the interior exhibits limited water damage on the second floor perimeters of Multi-Purpose 2 and the stairwell.

General observations are summarized below by elevation.

### *South Elevation (Principal)*

- The wood windows, frames and sills appear to be in good condition. One window has a bird's nest in it, which should be removed.
- The wood doors appear to be in good condition.
- The brickwork appears to be in fair-to-good condition with localized areas of environmental soiling, cracks and open mortar joints above some window lintels, isolated areas of brick delamination and areas of mortar loss. Some



Windows at the south elevation (ERA, 2019).

*The building components were graded using the following assessment terms:*

**Excellent:** *Superior aging performance. Functioning as intended; no deterioration observed.*

**Good:** *Normal Result. Functioning as intended; normal deterioration observed; no maintenance anticipated within the next five years.*

**Fair:** *Functioning as intended; Normal deterioration and minor distress observed; maintenance will be required within the next three to five years to maintain functionality.*

**Poor:** *Not functioning as intended; significant deterioration and distress observed; maintenance and some repair required within the next year to restore functionality.*

**Defective:** *Not functioning as intended; significant deterioration and major distress observed, possible damage to support structure; may present a risk; must be dealt with immediately.*



Main entrance (ERA, 2019).



bricks, especially near the main entrance doors, are cracked all the way through and/or fairly extensively eroded. These should be replaced.

- The stone foundations appear to be in good condition, with some surface soiling. Two basement windows near the main entrance were previously bricked in.
- Overall the woodwork on the main elevation, including decorative details and wood details around the eave projections, appears to be in good condition. One location of soffit damage and some localized areas of flaking paint were noted.

- The metal flashings appear to be in good condition.
- The rain water conveying system appear to be functioning as intended and in good condition.



Bricked in window at the south elevation (ERA, 2019).



South elevation, detail of wood soffit damage (ERA, 2019).

*West Elevation*

- The wood windows, frames and sills appear to be in good condition.
- The brickwork appears to be in fair-to-good condition with areas of environmental soiling, areas of efflorescence, cracks and open mortar joints above some window lintels, localized areas of brick delamination or damaged bricks, and areas of mortar loss and ghosting on bricks from removed fire escape stairs.
- The stone foundations appear to be in good condition, with some surface soiling. One basement window near the southwest corner was previously modified to accommodate a door.
- The woodwork appears to be in good condition. There is damage to the wood soffit at one location.
- The rain water conveying system appear to be functioning as intended and in good condition.



Foundation and basement windows at west elevation (ERA, 2019).



West elevation stone foundation and basement window, showing cracked mortar joints above window (ERA, 2019).



Ghosting on brick from removed fire escape stairs at west elevation (ERA, 2019).

*North Elevation*

- The wood windows, frames and sills appear to be in good condition. Some damaged concrete sills with material loss were noted.
- The brickwork appears to be in fair-to-good condition with areas of environmental soiling, an area of parging, cracks and open mortar joints above some window lintels, localized areas of brick delamination or damaged bricks, obsolete ferrous metal fasteners, small holes in individual bricks, and areas of mortar loss.
- The stone foundations appear to be in good condition. Four basement windows were previously bricked in.
- The wood work appears to be in good condition.
- The rain water conveying system appear to be functioning as intended and in good condition.



Detail of stone foundation and basement window at west elevation (ERA, 2019).



Later addition at north elevation (ERA, 2019).



Detail of brick at north elevation (ERA, 2019).



West end of north elevation (ERA, 2019).



*East Elevation*

- The wood windows, frames and sills appear to be in good condition.
- The brickwork appears to be fair-to-good condition with areas of environmental soiling, areas of efflorescence, cracks and open mortar joints above some window lintels, localized areas of brick delamination or damaged brick, obsolete ferrous metal fasteners, small holes in individual bricks, areas of mortar loss and ghosting from removed fire escape stairs.
- The stone foundations appear to be in good condition with some surface soiling. Two basement window brick lintels were previously replaced with concrete lintels, which are currently cracked all the way through.
- The woodwork appears to be in good condition.
- The rain water conveying system appear to be functioning as intended and in good condition.



Foundation and basement windows at east elevation (ERA, 2019).



Windows at east elevation (ERA, 2019).



East elevation, showing detail of cracked concrete lintel and cracked and open mortar joints (ERA, 2019).



East elevation, showing area of efflorescence (ERA, 2019).



## 5 DESCRIPTION OF PROPOSED DEVELOPMENT

### 5.1 Summary of Proposed Development

The proposed redevelopment anticipates the retention of the original building in its entirety, removal of the later rear addition, and construction of a new rear addition.

The new rear addition will provide a new universally accessible primary entrance. The proposed development will also provide new landscaped public open spaces in place of the existing parking lots to the east and west of the school building.

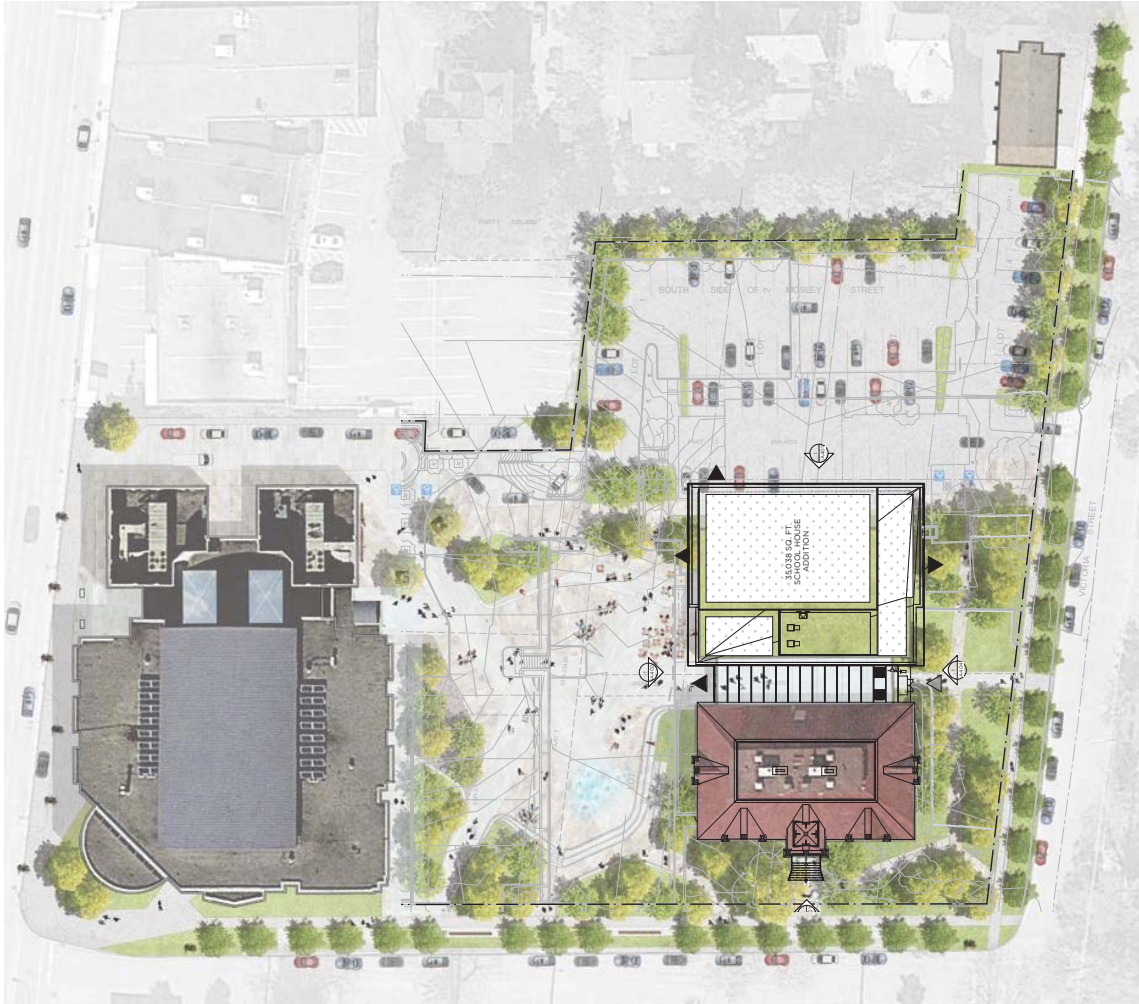
Restoration and conservation work for the existing building has not been proposed as part of redevelopment; however, brick repointing and floor repairs will be undertaken by the Town of Aurora in coordination with new construction.



Rendering of the proposed south-east elevation (RAW, 2019).



Rendering of the proposed north-west elevation (RAW, 2019).



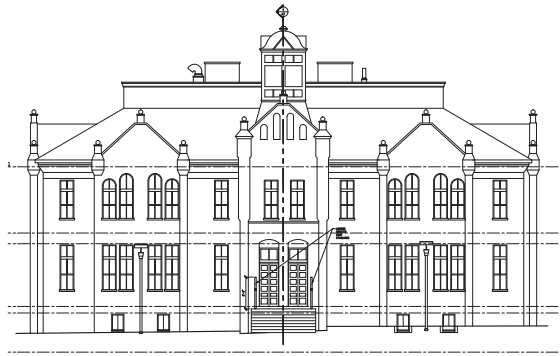
Proposed development overlaid on rendered landscape plan (The Planning Partnership, 2018; Annotated by ERA, 2018).



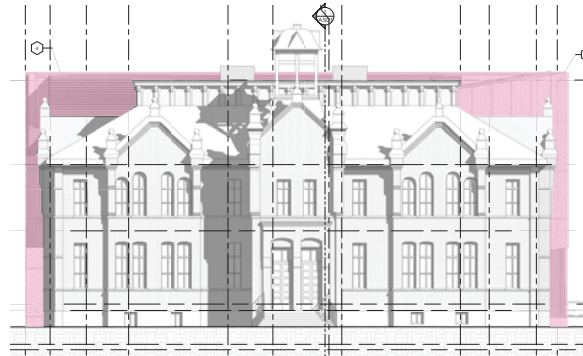


Above| Interior renderings (RAW, 2019).

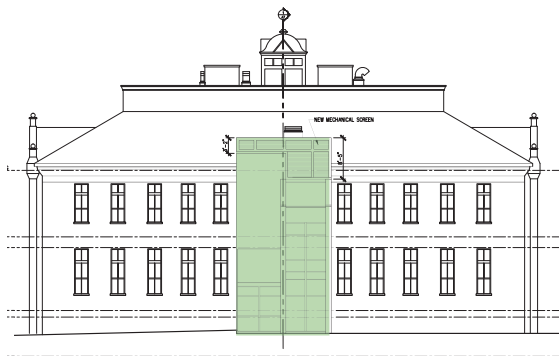
## 5.2 Proposed Elevations and Alterations



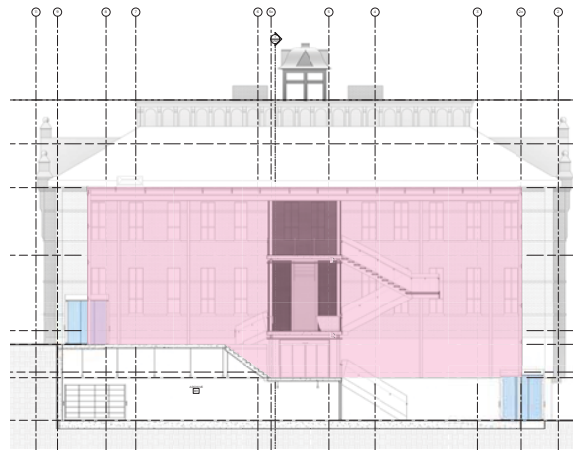
Existing south elevation (Lynch & Comisso, 2006).



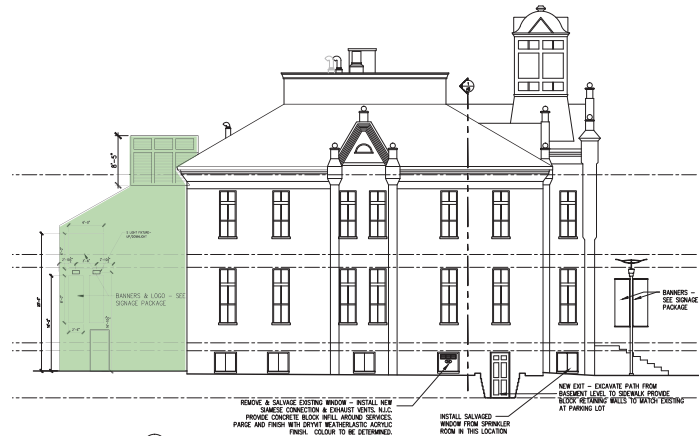
Proposed south elevation, showing new construction behind the heritage building in pink (RAW, 2019; Annotated by ERA, 2019).



Existing north elevation, rear addition to be removed in green (Lynch & Comisso, 2006; Annotated by ERA, 2018).



Proposed north elevation, area with new construction shown in pink, showing the exposed north elevation of heritage building. Blue areas show projected vestibules set into glass atrium (RAW, 2019; Annotated by ERA, 2019).



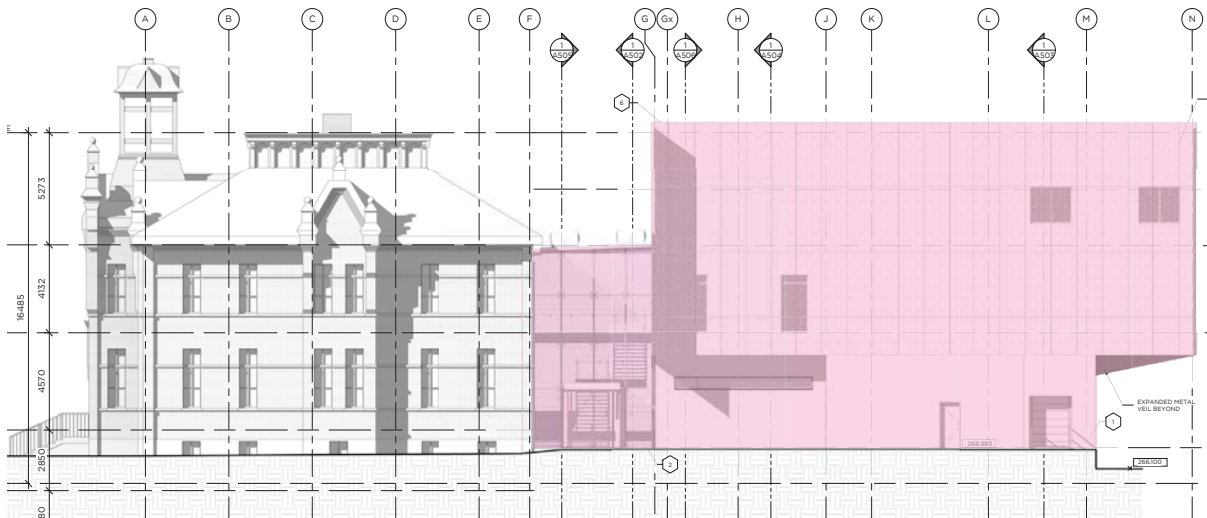
Existing west elevation, showing rear addition to be removed in green (Lynch & Comisso, 2006; Annotated by ERA, 2018).



Proposed west elevation, showing new construction in pink, change in grade and foundation to be exposed in yellow (RAW, 2019; Annotated by ERA, 2019).



Existing east elevation, showing rear addition to be removed in blue (Lynch & Comisso; Annotated by ERA, 2018).



Proposed east elevation, showing new construction in pink (RAW, 2019; Annotated by ERA, 2019).

## 6 ASSESSMENT OF PROPOSED DEVELOPMENT

### 6.1 Summary of Impacts

The following table identifies impacts of the proposal on heritage properties (City of Toronto's Heritage Impact Assessment Terms of Reference, 2014). This assessment has been completed based on the drawing set dated February 6, 2019.

Possible Effect	Assessment
Destruction of any, or part of any, significant heritage attributes or features	The building is to be retained in its entirety, with the exception of the removal of a later addition.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance	The proposed design is sympathetic to and distinguishable from the historic fabric.
Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden	A shadow study has yet be prepared, though minimal impact is anticipated.
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship	No isolation, as the heritage building will be retained in its entirety.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	The new construction will not obstruct significant views of the historic building.
A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property's cultural heritage value	N/A
Land disturbances such as a change in grade that alters soils, and drainage patterns	The west elevation will be regraded to facilitate a public square.
Other possible effects (specify if any)	N/A



## 6.2 Impact on Character-defining Elements

<b>Character-defining Elements</b> (as described in the Statement of Significance)	<b>Impact</b>
Symmetrical, two storey, rectangular plan with projecting, gabled bays	<b>No impact.</b> The proposed addition provides for full building retention. The glass atrium will be inset allowing for its three-dimensional form and rectangular plan to be read.
Low pitched hip roof with cross gables	<b>No impact.</b> The roof will be retained in its entirety. The proposed development maintain a roof level that does not exceed the height of the heritage building.
Yellow brick construction upon a granite fieldstone foundation with scoring	<b>Minimal impact .</b> The later rear addition is to be removed. A shoring wall will be installed below grade, and the existing exposed foundation walls will not be altered. The grade at the west elevations will be lowered to expose more of the granite fieldstone. The portion of the north foundation wall that is currently exposed will be visible in the new atrium. Materiality of new construction will not compete with existing buff brick.
Extensively patterned and corbeled brickwork, especially that of the cornice and projecting bays	<b>Minimal impact.</b> New construction will only penetrate or seek support from the existing building at the perimeter of the glazed atrium and at the first and second level floor slab connections. A series of gaskets and seals will affix the new construction to the original north facade (see diagram A502).
Straight-line, parapet gables with ornamental sheet-metal coping and finials	<b>No impact.</b> The new construction will not be altering or obstructing views of the existing gables.



<p><b>Character-defining Elements</b> (as described in the Statement of Significance)</p>	<p><b>Impact</b></p>
<p>Long, narrow, rectangular round headed windows with double-hung, 2 over 2 wooden sashes and operable transom lights</p>	<p><b>No additional impact.</b> The centremost windows on the north elevation were altered for the existing rear addition. Current apertures (the exit door and elevator door openings) will be merged to provide one clear span opening on each floor.</p> <p>The existing original windows on the north elevation will be featured within the new atrium. Placement of columns within the new atrium will ensure no interference with their visibility.</p>
<p>Open belfry with elaborately turned and scroll-out wooden detailing, and distinctive ogee shaped roof with finial and iron weather-vane</p>	<p><b>No impact.</b> The open belfry will be retained and will project above the new construction for its views.</p>
<p>Huge rectangular rooftop monitor heavily bracketed with blind windows</p>	<p><b>No impact.</b> The roof will be retained.</p>
<p>Divided front entrances with wooden, paneled double doors and transom lights</p>	<p><b>No impact.</b> There are no proposed alterations to the front (south) facade.</p>
<p>Dominant position in the streetscape of the historic centre of Aurora</p>	<p><b>No impact.</b> The position of the building will not be changed. The new development allows for the heritage buildings three-dimensional form to be read from the street.</p>
<p>Setback from the street with a broad front lawn and mature specimen trees</p>	<p><b>No impact.</b> The proposed development will improve the setting of the heritage building, with a new public square replacing the surface parking lot that currently exists to the west.</p>

### 6.3 Conformity to Aurora Cultural Precinct/Library Square Project Concept Plan

The proposed development conforms to, and provides a more improved condition than anticipated in the Concept Plan. The Concept Plan anticipates the redevelopment of the Site, indicating a much larger footprint at than what is proposed. It also anticipates that the new rear addition will slightly protrude beyond the front and side setbacks, making it visible from the intersection of Victoria and Church Streets as well as the intersection of Yonge and Church Streets. The proposed development supports the seven guiding principles contained in the Cultural Precinct Plan, identified in the chart below.

Guiding Principle	Proposed Development's Conformity
Think big and local	The proposed development uses innovative design elements. It anticipates the integration of land uses, providing flexible community spaces and programming in order to catalyze opportunities for the future of all Aurora residents.
Create a hub of artistic creation, innovation, production and presentation	The proposed development will provide resources necessary to foster the establishment of cultural initiatives, organizations and enterprises, and encourage uses that promote, produce, create and present culture.
Enhance connections	The proposed development will invest in the public realm, providing a public square to the west of the building and a permeable pedestrian connection through the glassed enclosure that will connect the heritage building and the new rear addition. Pedestrian pathways will also be provided to the north and east of the building.
Consider context and scale	The size of the proposed addition is roughly the same as the heritage building, and is much smaller than anticipated by the Concept Plan. Its layered uses allow for more efficient use of land.
Create a destination	The proposed development will be a destination in Aurora, with its mix of uses, innovative architecture, and the provision of both indoor and outdoor public amenities.
Build on existing community assets	The proposed develop builds on the existing strength of the heritage resource, removing an unsympathetic addition, and facilitating its adaptive reuse.
Support active transportation	The proposed development incorporates high quality pedestrian infrastructure while rationalizing parking spaces.

## 7 CONSERVATION AND MITIGATION STRATEGY

### 7.1 Conservation Approach

The conservation approach for the Site is rehabilitation and restoration.

The proposed development is designed to conserve the heritage value and character-defining features of the existing building by:

- Retaining the building in its entirety;
- Removing the later unsympathetic addition; and
- Providing a new addition that is sympathetic to and distinguishable from the heritage building.

### 7.2 Conservation Scope

Restoration and conservation work for the existing building has not been proposed as part of redevelopment; however, brick repointing and floor repairs will be undertaken by the Town of Aurora in coordination with new construction. Further details about conservation work will need to be provided through an Alteration Request Form submission, as per Ontario Heritage Trust (the “Trust”) requirements.

ERA and the project team have been in ongoing conversations with the Trust. On December 19, 2019, ERA and the Trust visited the Site and attended a team meeting to discuss the proposed addition. Following the site visit, on January 23, 2019 the Trust provided comments on the development proposal. Overall, the Trust supports the proposed development and comments were provided that reference the following items:

- Placement and size, including size of the building height and footprint, and changes in grade;
- Compatibility and distinguishability, including materials; and
- Impacts to the north elevation, including connections to heritage fabric, windows and existing openings.

Please refer to the forthcoming Addendum letter that outlines ERA’s response to the Trust’s comments.

**Rehabilitation:** *the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.*

**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 a particular period in its history, while protecting its heritage value.*

**Preservation:** *the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.*

*Source: Standards and Guidelines for the Conservation of Historic Places in Canada (2010).*

### 7.3 Mitigation Strategies

The physical impacts of the removal and replacement of the rear addition will be mitigated through careful integration of new construction with the heritage fabric.

The visual impacts of the proposed development will be mitigated by:

- Providing a roof level height that does not exceed the height of the heritage building;
- Articulating the form of the new addition to respond to the massing of the heritage building;
- Designing the mass of the new addition to maintain the visual prominence of the heritage building;
- Insetting a new glass atrium to a) provide visual relief between the masses of the heritage building and new rear addition, and b) to ensure that the rear elevation of the heritage building remains legible; and
- Introducing new materiality for the addition that will be sympathetic to, yet distinguishable from, the heritage building.

The existing building's primary entrance currently does not meet accessibility standards as outlined by the Accessibility for Ontarians with Disabilities (AODA). Bringing heritage buildings up to AODA standards typically results in an impact to the physical fabric of the building. To minimize physical impacts, the new addition introduces an accessible primary entrance oriented towards Victoria Street.

Furthermore, the proposed development will improve the setting of the heritage building, with a new public square replacing the surface parking lot that currently exists to the west (see below). The new public square will:

- Expand the public realm on Site;
- Allow for passive appreciation of the heritage building by providing seating; and
- Provide opportunities for activation and programming in collaboration with the Aurora Public Library.

These new expanded, high quality indoor and outdoor community spaces will support the realization of the Aurora Cultural Precinct/Library Square Project. The proposed design limits the buildable area while providing new open space at grade. In addition, it supports the seven guiding principles contained in the Cultural Precinct Plan, which build on the Aurora Cultural Master Plan.





Current setting (above) and rendering of proposed landscape plan (below) (Google Maps, 2017; The Planning Partnership, 2018).

## 8 CONCLUSION

The proposed development will rehabilitate the Site and conserve the cultural heritage value of the school building at 22 Church Street. The proposed design mitigates any impacts on the heritage resource through its placement, massing and materiality.

Overall, the proposed development provides an improved condition for the Site, while providing new and improved public and community space for the Town of Aurora.

## 9 PROJECT PERSONNEL

### Philip Evans

Philip Evans is a principal of ERA Architects and the founder of small. In the course of his fourteen-year career, he has led a range of conservation, adaptive reuse, design, and feasibility planning projects. Philip is a professional member of CAHP.

### Janice Quieta

Janice Quieta, OAA, is an associate with ERA Architects. She received her Master of Architecture degree from Dalhousie University after completing a Bachelor of Architectural Science degree at Ryerson University.

### Amy Calder

Amy Calder is a project manager with ERA Architects. She holds a Master of Arts (Planning) from the University of Waterloo, a Bachelor of Arts (Studio Arts & Art History) from the University of Guelph, and a Certificate in Digital Graphic Design from Humber College.

### Emily Collins

Emily Collins is a planner with ERA Architects. She received her Bachelor of Environmental Studies with a major in Honours Planning from the University of Waterloo.

## 10 REFERENCES

Province of Ontario. (2014). Provincial Policy Statement.

Province of Ontario. (2006). Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest.

Parks Canada. (2010). The Standards and Guidelines for the Conservation of Historic Places in Canada.

Province of Ontario. (2006). Ontario Heritage Tool Kit.

Region of York. (2010). Official Plan.

Town of Aurora. (2010). Official Plan.

Town of Aurora. (2015). Aurora Cultural Precinct/Library Square Project Concept Plan.

Town of Aurora. (2014). Aurora Cultural Master Plan.

Town of Aurora. (2017). Town of Aurora Heritage Impact Assessment and Conservation Plan Guide.

Town of Aurora. (1980). By-law 2390-80: Designation By-law for 22 Church Street.

Parks Canada. (2008). Church Street School: Statement of Significance. Canada's Historic Places.

Town of Aurora Museum & Archives



## 11 APPENDIX

### Appendix I: Designation By-law

#### BY-LAW #2390-80

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN AS 22 CHURCH STREET, AURORA, AS BEING ARCHITECTURAL AND/OR HISTORICAL VALUE OF INTEREST.

WHEREAS Section 29 of The Ontario Heritage Act, 1974, authorized the Council of a municipality to enact By-laws to designate real property, including all buildings and structures thereon, to be of architectural or historic value of interest; and

WHEREAS the Council of the Corporation of the Town of Aurora has caused to be served on the owners of the lands and premises known as Church Street School, 22 Church Street, Aurora, and upon the Ontario Heritage Foundation, value of intention to so designate the afore said real property and has caused such notice of intention to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks; and

WHEREAS the reason for designation is that it is an excellent example of "Late Victorian" architectural style with elaborately patterned brickwork. It represents an example of the importance placed upon education in the 1880's and 1890's. Aurora was not a wealthy town when this school was built; nevertheless, the town employed an architect to design one of the finer public schools of the period.

WHEREAS no notice of objection to the proposed designation was received within the time limit for objections by the Clerk of the Municipality.

THEREFORE the Council of the Corporation of the Town of Aurora enacts as follows:-

- (1) There is designated as being of architectural and historical value or interest the real property known as Church Street School as 22 Church Street, Aurora, more particularly described in Schedule "A" hereto.
- (2) The Municipal Solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" hereto in the proper land registry office.

-2-

- (3) The Clerk is hereby authorized to cause a copy of this By-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of passing of this By-law to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks.

READ A FIRST AND SECOND TIME THIS 20th DAY OF October, 1980

George D. Simpson  
Mayor

K.B. Rodger  
Clerk

READ A THIRD TIME AND FINALLY PASSED THIS 3rd DAY OF November, 1980.

George D. Simpson  
Mayor

K.B. Rodger  
Clerk





ERA Architects Inc.  
#600-625 Church St  
Toronto ON, M4Y 2G1

**Date:** February 22, 2019 **Sent by:** EMAIL  
**To:** Adam Robb  
Planner, Planning and Development Services  
Town of Aurora  
100 John West Way, Box 1000, Aurora ON L4G 6J1  
905-727-3123 ext. 4349  
**Subject:** **RE: 22 Church Street & 52-56 Victoria Street — Addendum to  
Heritage Impact Assessment**

---

Dear Adam,

This letter is a follow up to the Ontario Heritage Trust's (the "Trust") preliminary comments (the "comments") with regard to the proposed addition to 22 Church Street & 52-56 Victoria Street, the Aurora Cultural Centre, which was formerly known as the Church Street School (the "Subject Site"), issued by email on January 23, 2019.

Overall, the Trust commented that it "is supportive of the Library Square project and the addition to the Church Street School." Additional comments asked for clarification on and further information about aspects of the proposed design, with reference to:

- 1. Placement and size, including size of the building height and footprint, and changes in grade;**
- 2. Compatibility and distinguishability, including materials; and**
- 3. Impacts to the north elevation, including connections to heritage fabric, windows and existing openings.**

This letter responds to the Trust's comments, as well as clarifies the information presented in and is to be read in conjunction with the Heritage Impact Assessment dated February 8, 2019, prepared by ERA Architects Inc ("ERA").

**1. PLACEMENT AND SIZE**

With regards to placement and size, the Trust sought clarification of whether or not the height and footprint could be reduced to further minimize impacts, and elaboration on impacts as a result of changing grade around the building.

ERA worked with the client and project team from August to September of 2018 to reduce the height and scale of the proposed addition. As such, the current proposed height and building footprint have been thoroughly considered and designed in direct response to heritage consultation feedback. Technical requirements and the building program influence the height and footprint as presented. The minor roof parapet protrusion that extends above the new roof accommodates technical requirements for drainage, as well as technical equipment for the proposed theatre space. The minor footprint protrusion beyond the footprint of the historic building also accommodates the proposed building program as it is required to accommodate functions such as front and back of house space for the theatre.





ERA Architects Inc.  
#600-625 Church St  
Toronto ON, M4Y 2G1

The Trust also asked for clarification with regards to the impacts, if any, of the proposed lowering of grade level around the Church Street School, in particular with regards to the west foundation wall of the existing building. To mitigate any potential impact to the foundation, areas along the foundation where the grade will be lowered will be structurally underpinned. The existing field stone construction of the foundation will continue to the new grade level to match the existing foundation in material and construction method. The potential for additional impacts will be considered as the project moves forward, and the team will continue to communicate with the Trust as design challenges are worked through.

## **2. COMPATIBILITY AND DISTINGUISHABILITY**

The Trust's comments referenced the importance of materials selection "in ensuring the addition is harmonious, but distinguishable from the historic building." We agree with this comment. The consultant team will maintain continuous dialogue with the Trust as the material palette for the addition is refined through the design process.

## **3. IMPACTS TO THE NORTH ELEVATION**

As the Trust notes in their comments, "the glass atrium ... allows the north elevation of the school to remain legible." Minimal impacts to the existing heritage fabric are anticipated, as existing openings will be used to connect the existing and new buildings. The Trust expressed its expectation that "all existing windows will be retained including their glazing," and requested further clarification of impacts as a result of enclosing the north elevation.

With regards to connections to the heritage fabric, details will be articulated in the design development stage. The elevation provided on the following page shows where the new structure will be connected to the heritage building (indicated in pink).

ERA will work with the consultant team and a code consultant to detail the required fire separation and the approach for treating the existing windows on the north elevation. This approach will also be coordinated with the Trust.

The existing openings that will be used to connect the heritage building and the proposed addition will require widening to accommodate the new link between the two structures. The openings are not in their original condition, as they have been altered by the 2001 addition of a staircase and an elevator core at the rear of the building.

The Trust also expressed its expectation "that all outstanding repairs to the Church Street School ...be completed and form part of the scope of work for the Library Square project." The property is currently in good condition as there have been ongoing maintenance efforts. ERA will describe necessary repairs in the Alteration Request Form to be submitted to the Trust prior to approvals, and will provide the Town of Aurora and/or the Trust with a Conservation Plan should one be required.

## **CONCLUSION**



ERA Architects Inc.  
#600-625 Church St  
Toronto ON, M4Y 2G1

ERA and the project team will continue to coordinate with the Trust to ensure their preliminary comments are addressed through the design development process. Should further information be required, please feel free to contact us for clarification.

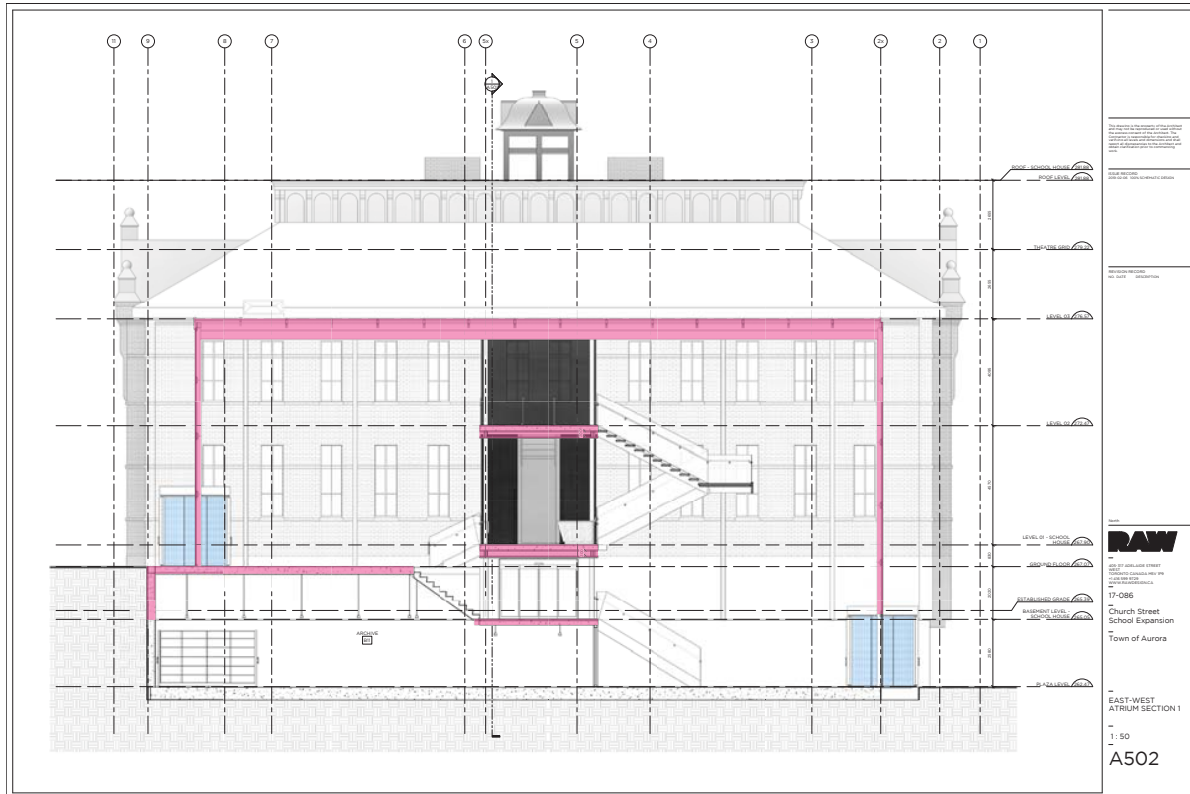
Sincerely,



Philip Evans  
Partner, ERA Architects Inc.



ERA Architects Inc.  
#600-625 Church St  
Toronto ON, M4Y 2G1



Section showing the exposed north elevation of the heritage building with proposed connections between the existing building and new structure shaded in pink (RAW, 2018; Annotated by ERA, 2018).

# Church Street School Expansion

22 Church Street

Town of Aurora

**Project:** 17-086  
**Date:** 2019-02-06  
**Issued for:** 100% SCHEMATIC DESIGN

**PROJECT DIRECTORY**

**ARCHITECTURAL**

RAY DESIGN INC.  
3140 LESLIE STREET, WEST, SUITE 405  
TORONTO, ONTARIO, M5V 1P9  
T 416 599 9729  
E RRC@RAYDESIGN.CA  
W WWW.RAYDESIGN.CA

**MECHANICAL & ELECTRICAL**

SMITH + ANDERSEN CONSULTING ENGINEERING  
500 424 YONGE STREET  
TORONTO, ONTARIO, M2P 2A9  
W WWW.SMITHANDERSEN.COM

**CODE**

MATTEO GILFILLAN & ASSOCIATES  
10 DIRECTOR COURT, SUITE 203  
VAUGHAN, ONTARIO, M4A 1E8  
W WWW.MGACODES.COM

**ACOUSTIC**

NOVUS ENVIRONMENTAL  
150 RESEARCH LANE, SUITE 105  
GUELPH, ONTARIO, N1G 4T2  
W WWW.NOVUSENV.COM

**THEATRE, LIGHTING, A/V**

MCILD LULBURN AVE  
OTTAWA, ONTARIO, K1N 8C9  
W WWW.MCLD.CA

**STRUCTURAL**

BLAKEWELL ENGINEERING  
100 UNIVERSITY AVENUE, SUITE 501  
TORONTO, ONTARIO, M5V 2H2  
W WWW.BLAKWELL.CA

**ENVELOPE**

ENTUITIVE ENGINEERING  
200 UNIVERSITY AVENUE, 7TH FLOOR  
TORONTO, ONTARIO, M5H 3C6  
W WWW.ENTUITIVE.COM

**PLANNING + LANDSCAPE**

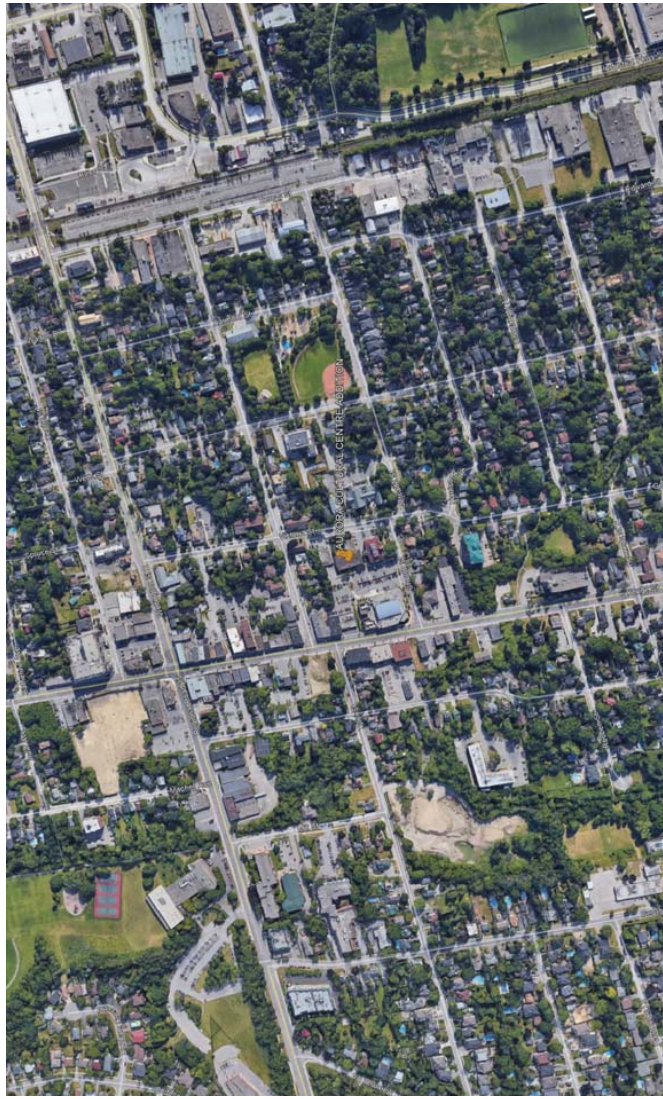
THE PLANNING PARTNERSHIP  
1255 BAY STREET, SUITE 500  
TORONTO, ONTARIO, M5R 2A9  
W WWW.PLANPART.CA

**COSTING**

TURNER & TOWNSEND  
750 CLAIR AVE., 17TH FL.  
TORONTO, ONTARIO, M5V 1P9  
W WWW.TURNERANDTOWNSEND.COM

**HERITAGE**

ERA ARCHITECTS INC.  
525 CHURCH ST., SUITE 600,  
TORONTO, ONTARIO, M5T 1G1  
W WWW.ERAARCH.CA



**ARCHITECTURAL DRAWING LIST**

SHEET NUMBER	SHEET NAME
A300	GENERAL NOTES
A301	000 GENERAL
A302	001 PHASE
A303	002 PHASE
A304	003 PHASE
A305	004 PHASE
A306	005 PHASE
A307	006 PHASE
A308	007 PHASE
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A361	060 PHASE

**ARCHITECTURAL DRAWING LIST**

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A360	SCHEMATIC DESIGN



RAW  
100 UNIVERSITY AVENUE, SUITE 501  
TORONTO, ONTARIO, M5V 2H2  
T 416 599 9729  
WWW.RAYDESIGN.CA

17-086

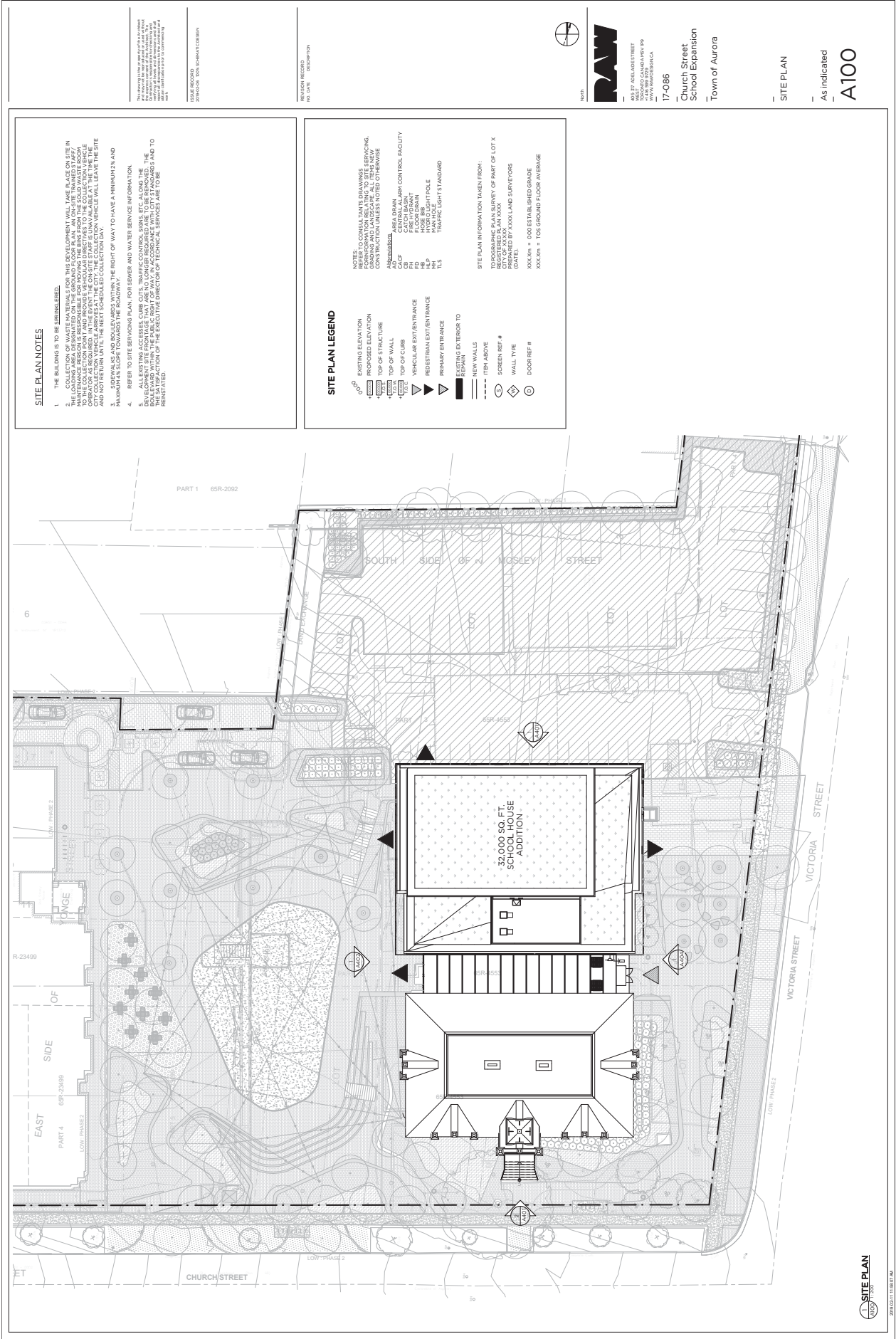
Church Street  
School Expansion  
Town of Aurora

COVER

A000







**SITE PLAN NOTES**

- THE BUILDING IS TO BE DEMOLISHED.
- COLLECTION OF WASTE MATERIALS FOR THIS DEVELOPMENT WILL TAKE PLACE ON SITE IN THE EAST SIDE OF THE LOT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MOVING THE WASTE FROM THE SOUTH SIDE OF THE LOT TO THE EAST SIDE OF THE LOT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND OPERATOR AS REQUIRED. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE VEHICLE WILL BE REMOVED UNTIL THE NEXT SCHEDULED COLLECTION DAY.
- SIDEWALKS AND BOULEVARDS WITHIN THE RIGHT OF WAY TO HAVE A MINIMUM 2% AND 4% GRADES TO THE CURB.
- REFER TO SITE SERVICES FOR ALL 2015 ZONING AND WATER SERVICE INFORMATION.
- ALL EXISTING ACCESSIBLE CURB CUTS, TRAFFIC CONTROL SIGNS, ETC. AT THE TIME OF DEVELOPMENT SITE FRONTAGE THAT ARE NO LONGER REQUIRED ARE TO BE REMOVED. THE REPAIRS TO THE CURB CUTS, TRAFFIC CONTROL SIGNS, ETC. SHALL BE THE RESPONSIBILITY OF THE EXECUTIVE DIRECTOR OF TECHNICAL SERVICES TO BE DETERMINED.

**SITE PLAN LEGEND**

- EXISTING ELEVATION
- PROPOSED ELEVATION
- PROPOSED GRADE
- TOP OF WALKWAY
- TOP OF CURB
- TOP OF DRIVEWAY
- REGULAR EXTERIOR ENTRANCE
- VEHICULAR EXTERIOR ENTRANCE
- REGISTRATION EXTERIOR ENTRANCE
- PRIMARY ENTRANCE
- EXISTING EXTERIOR TO BE DEMOLISHED
- NEW WALLS
- REMOVED
- LOZEN REF #
- WALL TYPE
- DOOR REF #

**NOTES:**  
REFER TO TECHNICAL SERVICES FOR ALL 2015 ZONING AND WATER SERVICE INFORMATION.  
REFER TO THE CONTRACTOR FOR ALL TRAFFIC CONTROL SIGNS, ETC. AT THE TIME OF DEVELOPMENT SITE FRONTAGE THAT ARE NO LONGER REQUIRED ARE TO BE REMOVED. THE REPAIRS TO THE CURB CUTS, TRAFFIC CONTROL SIGNS, ETC. SHALL BE THE RESPONSIBILITY OF THE EXECUTIVE DIRECTOR OF TECHNICAL SERVICES TO BE DETERMINED.

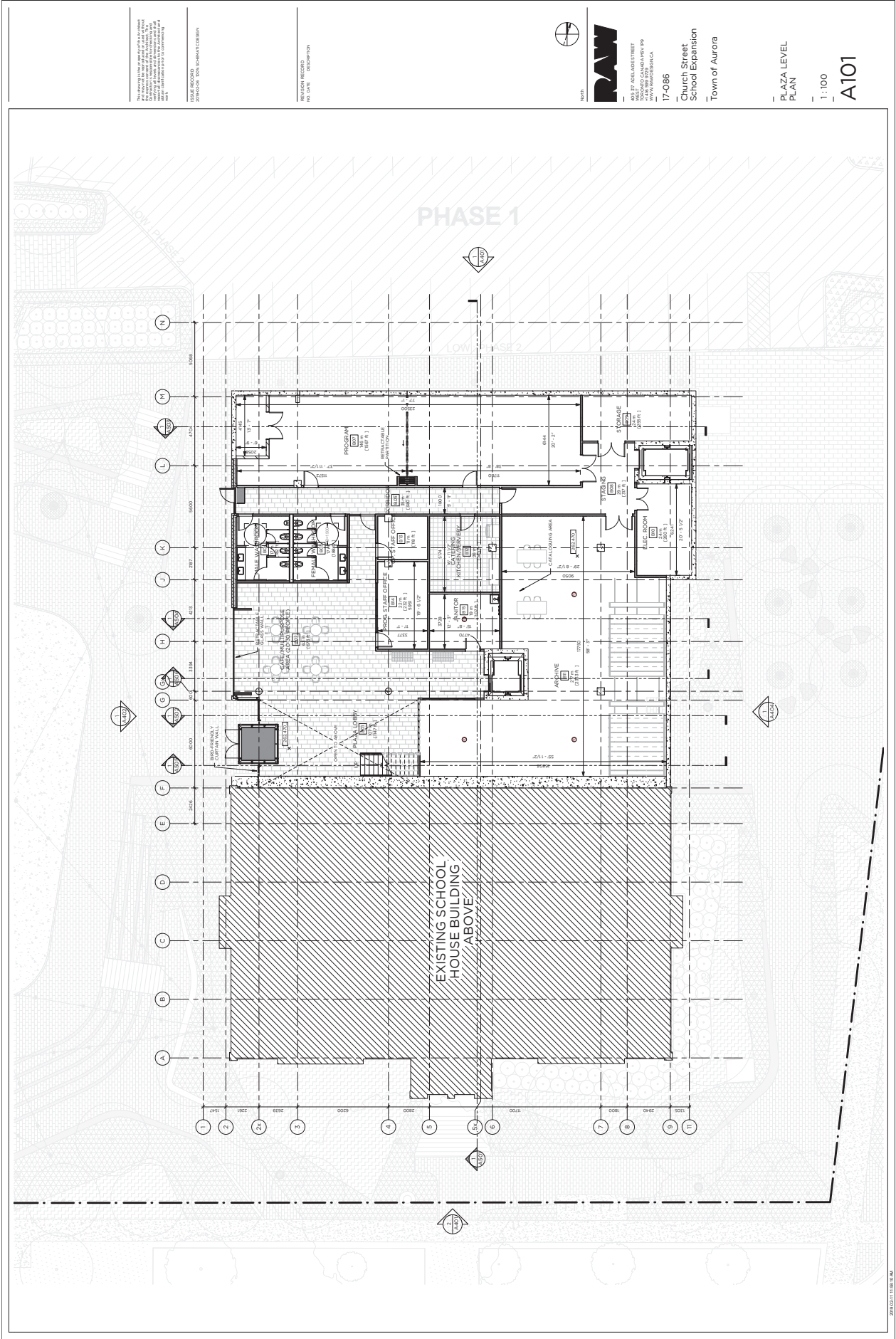
**Abbreviations:**  
CAF: CENTRAL WALKWAY CONTROL FACILITY  
CCTV: CLOSED CIRCULAR TRAFFIC CONTROL VEHICLE  
FH: FIRE HYDRANT  
H: HOLE  
HP: HOLE  
M: MANHOLE  
T: TRAFFIC LIGHT STANDARD

**SITE PLAN INFORMATION TAKEN FROM:**  
TOPOGRAPHIC PLAN SURVEY OF PART OF LOT X REGISTERED PLAN XXXX PREPARED BY XXXXX LAND SURVEYORS (DATE)  
XXXXX = COS ESTABLISHED DATE  
XXXXXX = COS RECORD FLOOR AVERAGE

RAW

17-086  
Church Street School Expansion  
Town of Aurora

SITE PLAN  
As indicated  
A100



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RAW ARCHITECTS  
 180 SOUTH WASHINGTON  
 AURORA, ILLINOIS 60009

North

**RAW**

RAW ARCHITECTS  
 180 SOUTH WASHINGTON  
 AURORA, ILLINOIS 60009

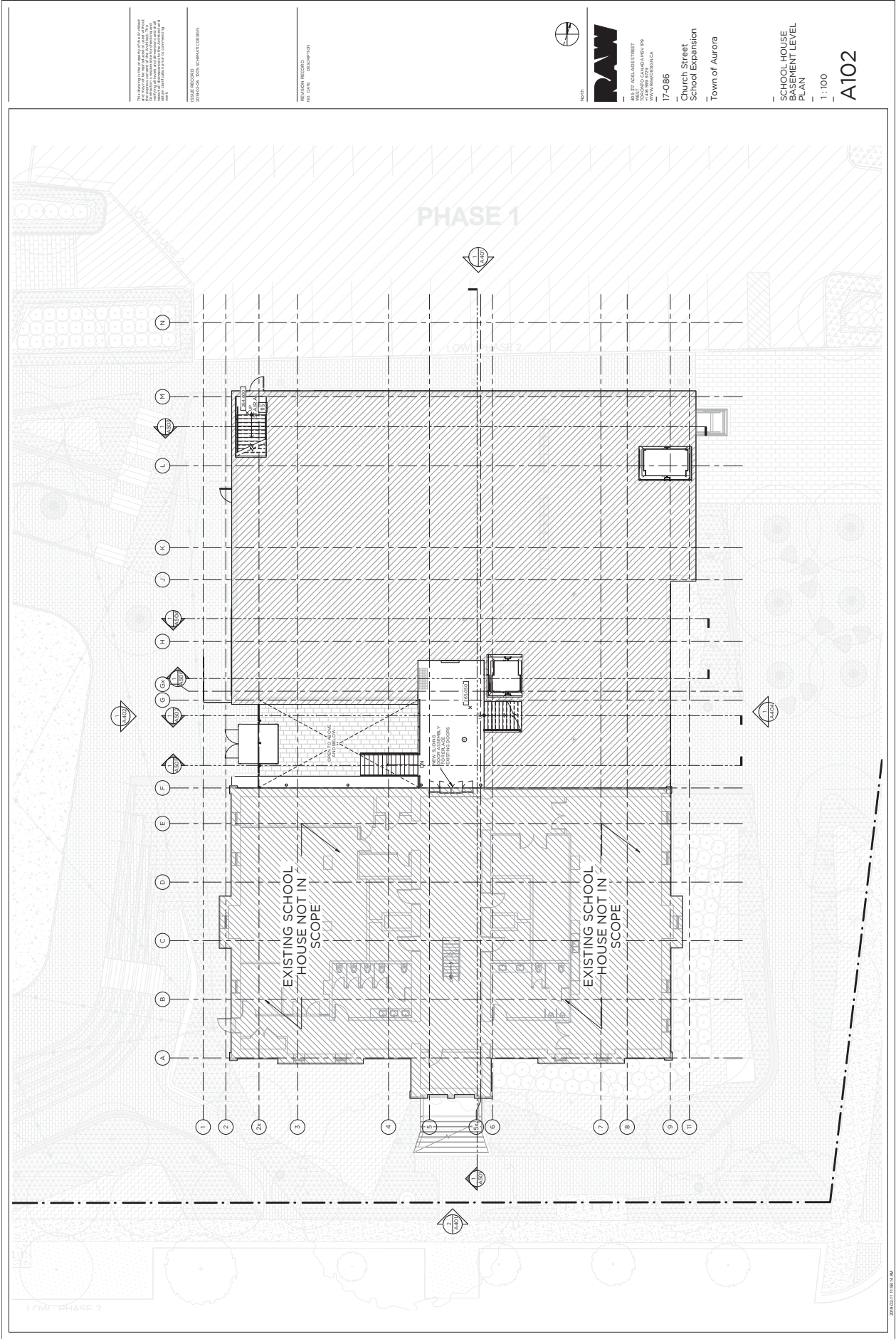
17-086  
 Church Street  
 School Expansion  
 Town of Aurora

PLAZA LEVEL  
 PLAN

1:100

A101





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DATE: 03/15/19

PROJECT: CHURCH STREET SCHOOL EXPANSION

SCALE: AS SHOWN

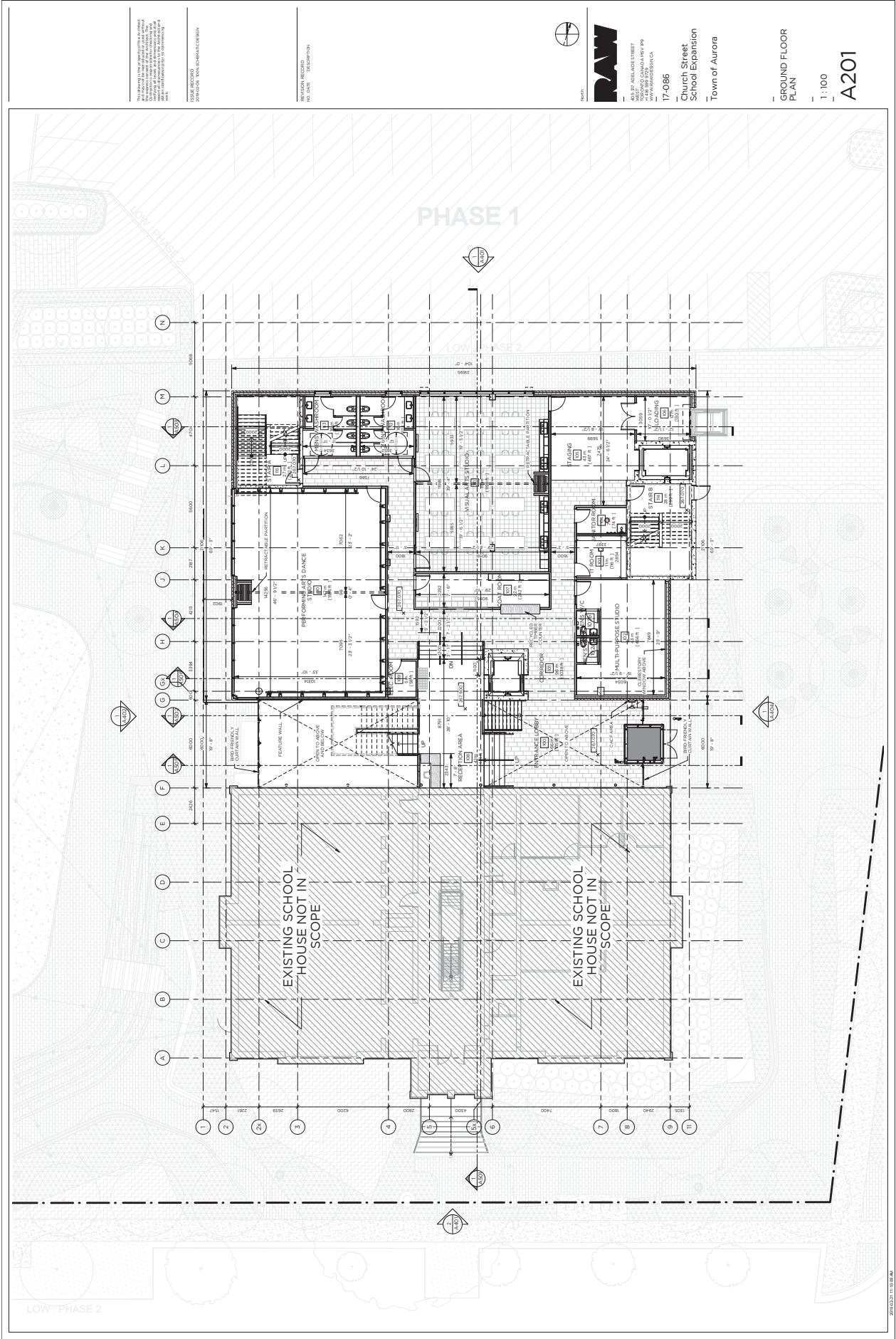
RAW

17-086

Church Street  
School Expansion  
Town of Aurora

SCHOOL HOUSE  
BASEMENT LEVEL  
PLAN  
1:100  
A102

PROJECT FILE: 17-086



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RAW ARCHITECTS  
 17086 CHURCH STREET  
 AURORA, IL 60012

PROJECT NO. 17-086  
 PROJECT NAME: Church Street School Expansion  
 PROJECT LOCATION: Town of Aurora



**RAW**  
 ARCHITECTS

17-086  
 Church Street  
 School Expansion  
 Town of Aurora

GROUND FLOOR  
 PLAN

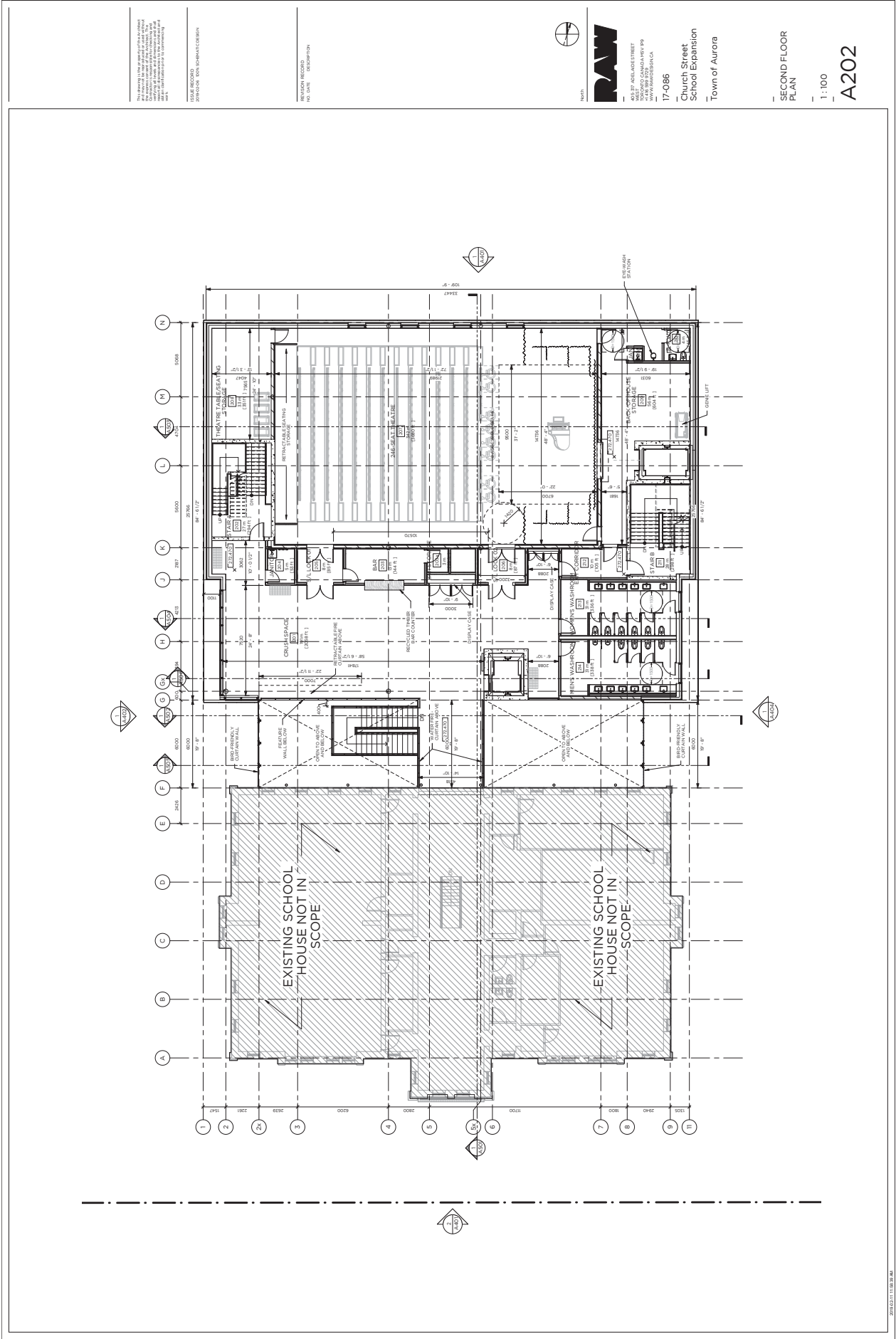
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A201

LOW PHASE 2

PROJECT NUMBER





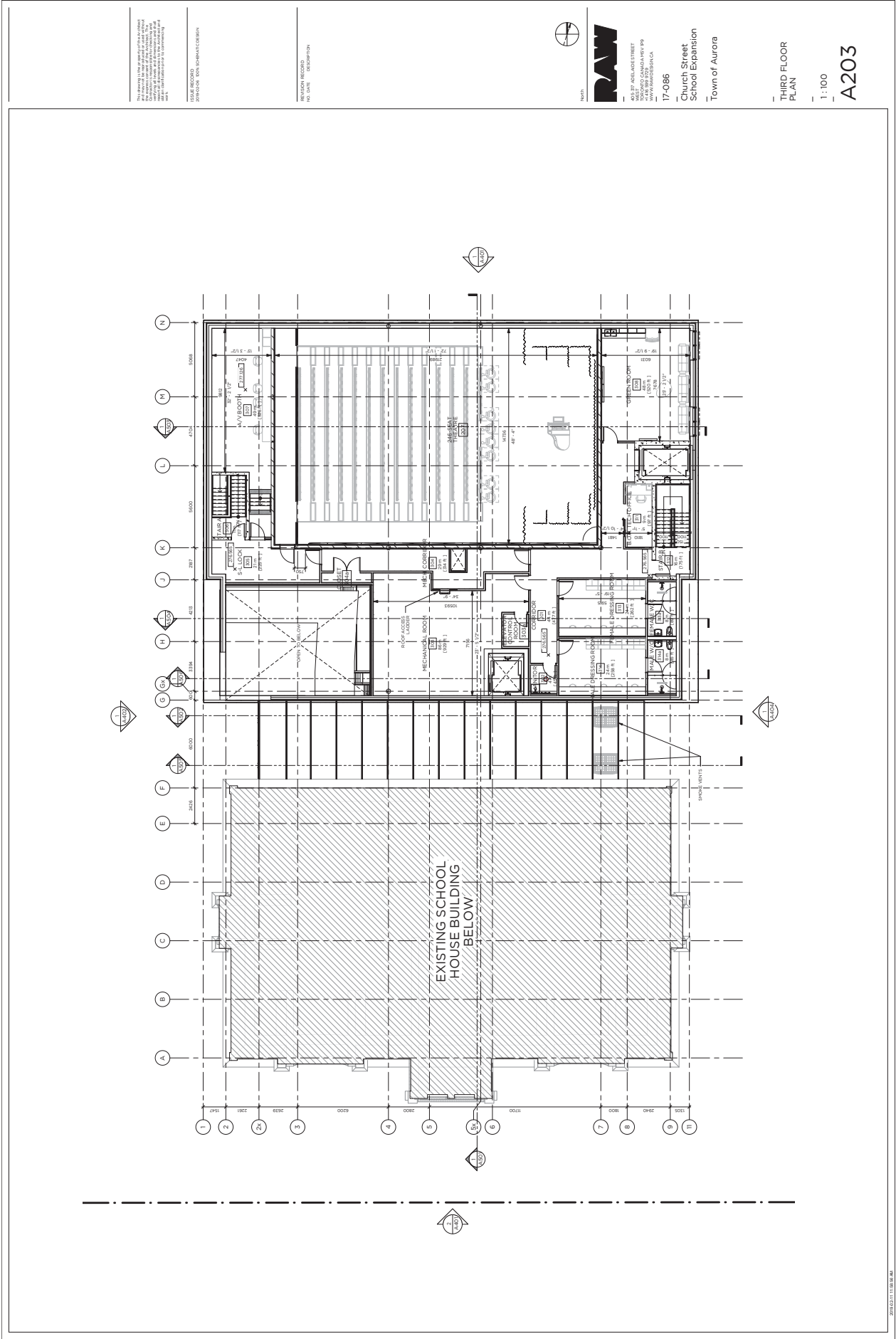
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OWNER: TOWN OF AURORA  
 PROJECT: CHURCH STREET SCHOOL EXPANSION

DATE: 03/15/19  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

RAW  
 ARCHITECTS  
 17-086  
 Church Street  
 School Expansion  
 Town of Aurora

SECOND FLOOR  
 PLAN  
 1:100  
 A202

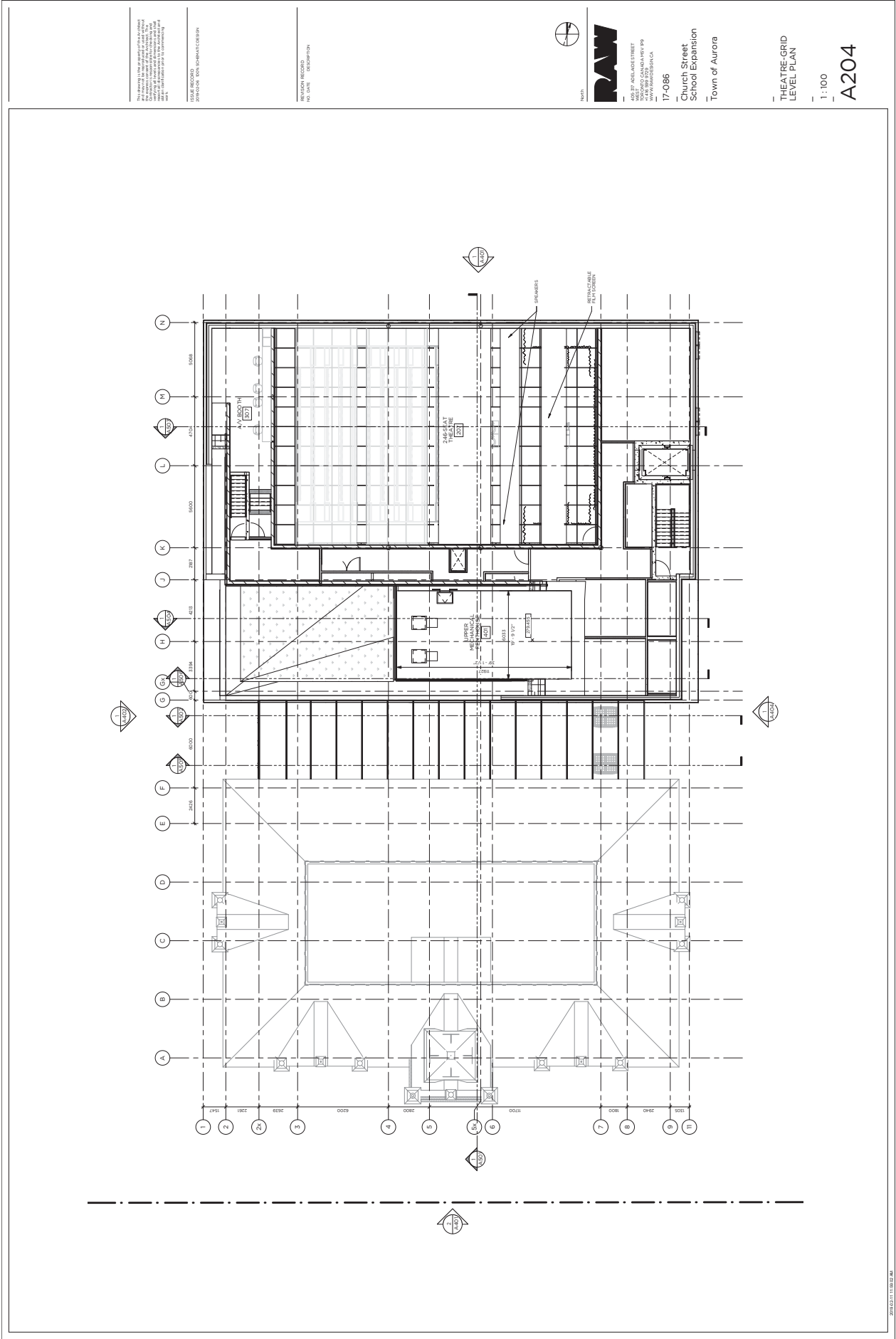


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DATE: 03/15/19  
 PROJECT: CHURCH STREET SCHOOL EXPANSION  
 SHEET: THIRD FLOOR PLAN

RAW  
 ARCHITECTS  
 17-086  
 Church Street  
 School Expansion  
 Town of Aurora

THIRD FLOOR  
 PLAN  
 1:100  
 A203



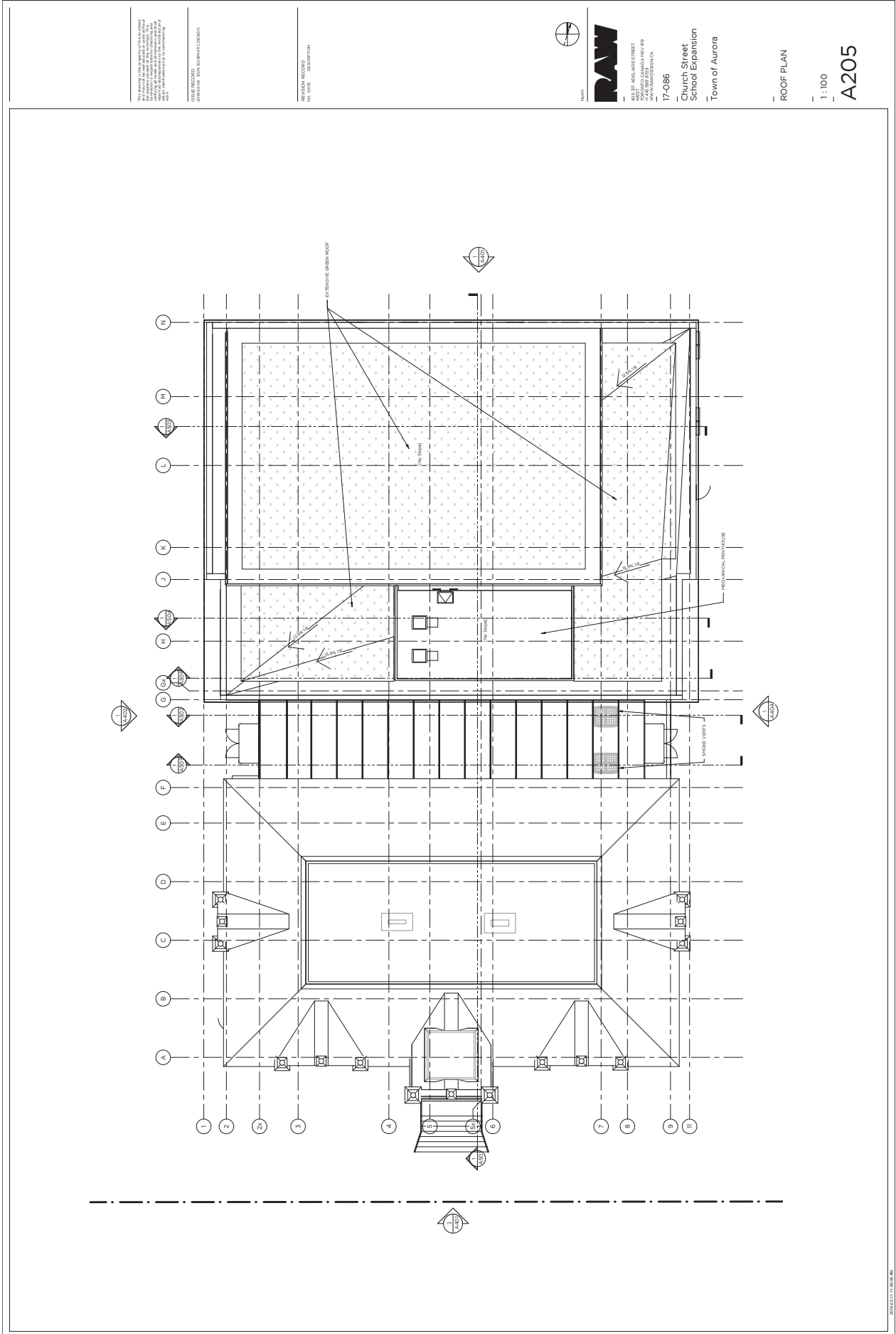
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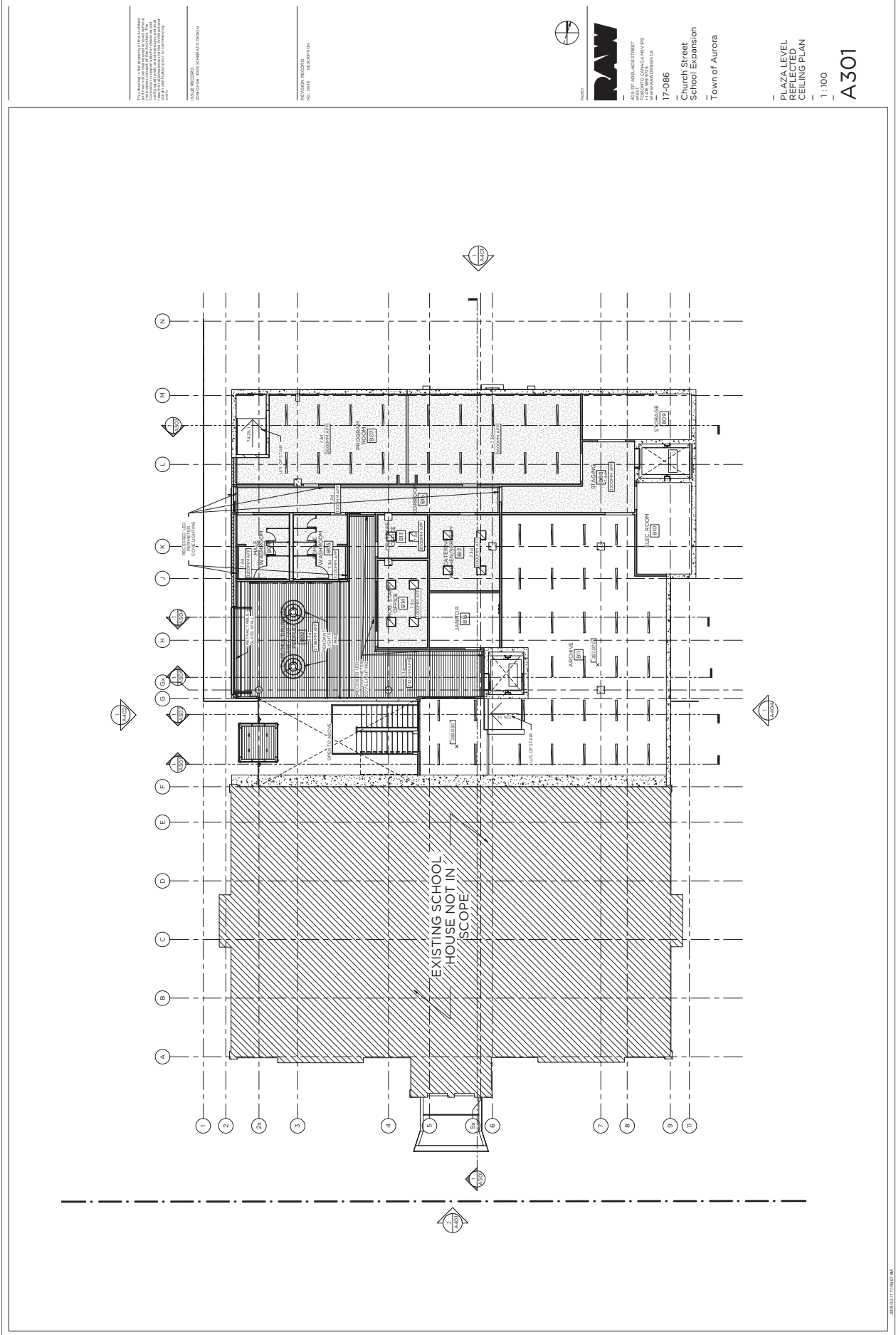
**OWNER RECORDS**  
PROJECT NO. 17-086  
SHEET NO. 17-086-01

**DATE** 03/15/19  
**DESCRIPTION**

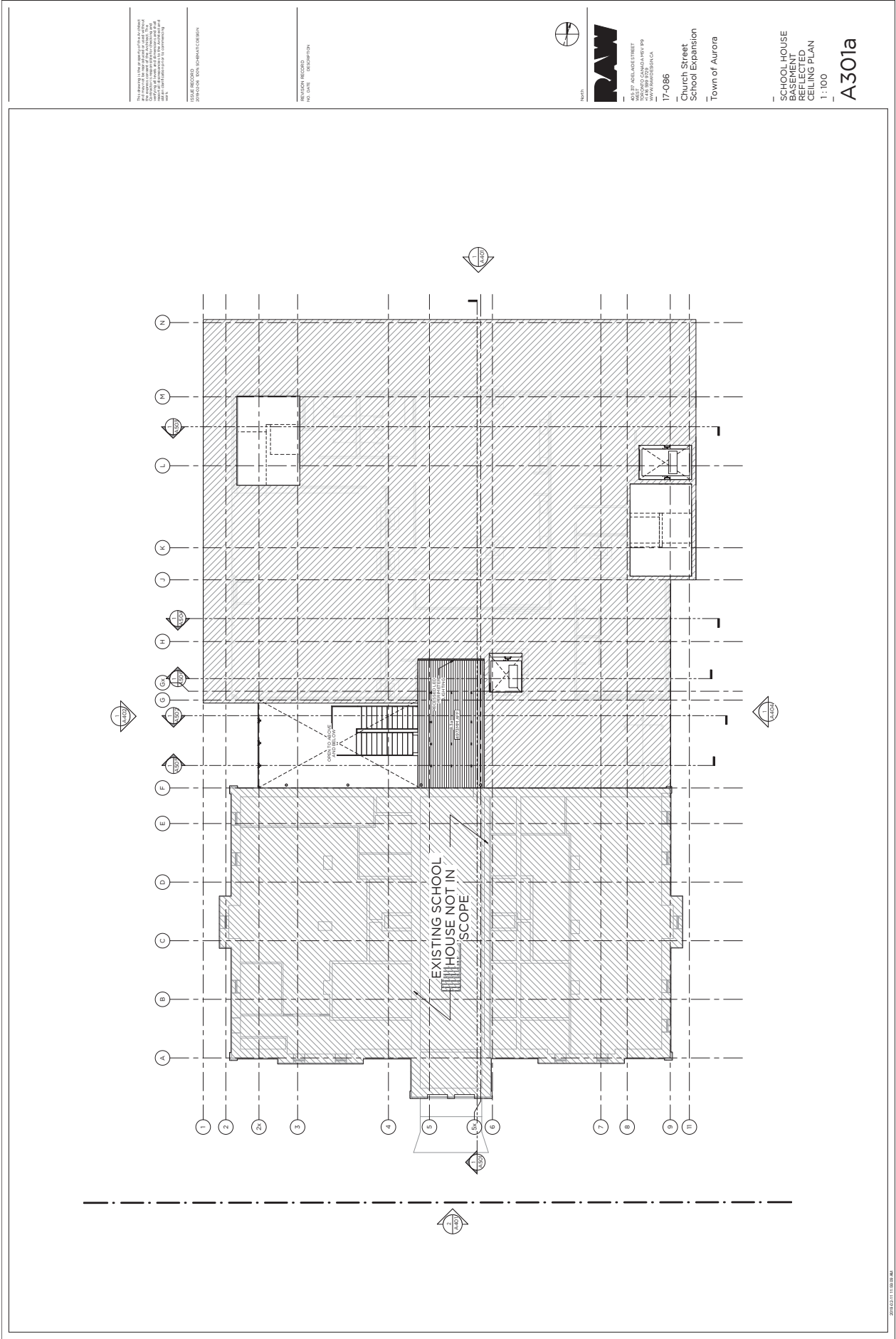
RAW  
17-086  
Church Street  
School Expansion  
Town of Aurora

THEATRE-GRID  
LEVEL PLAN  
1:100  
A204









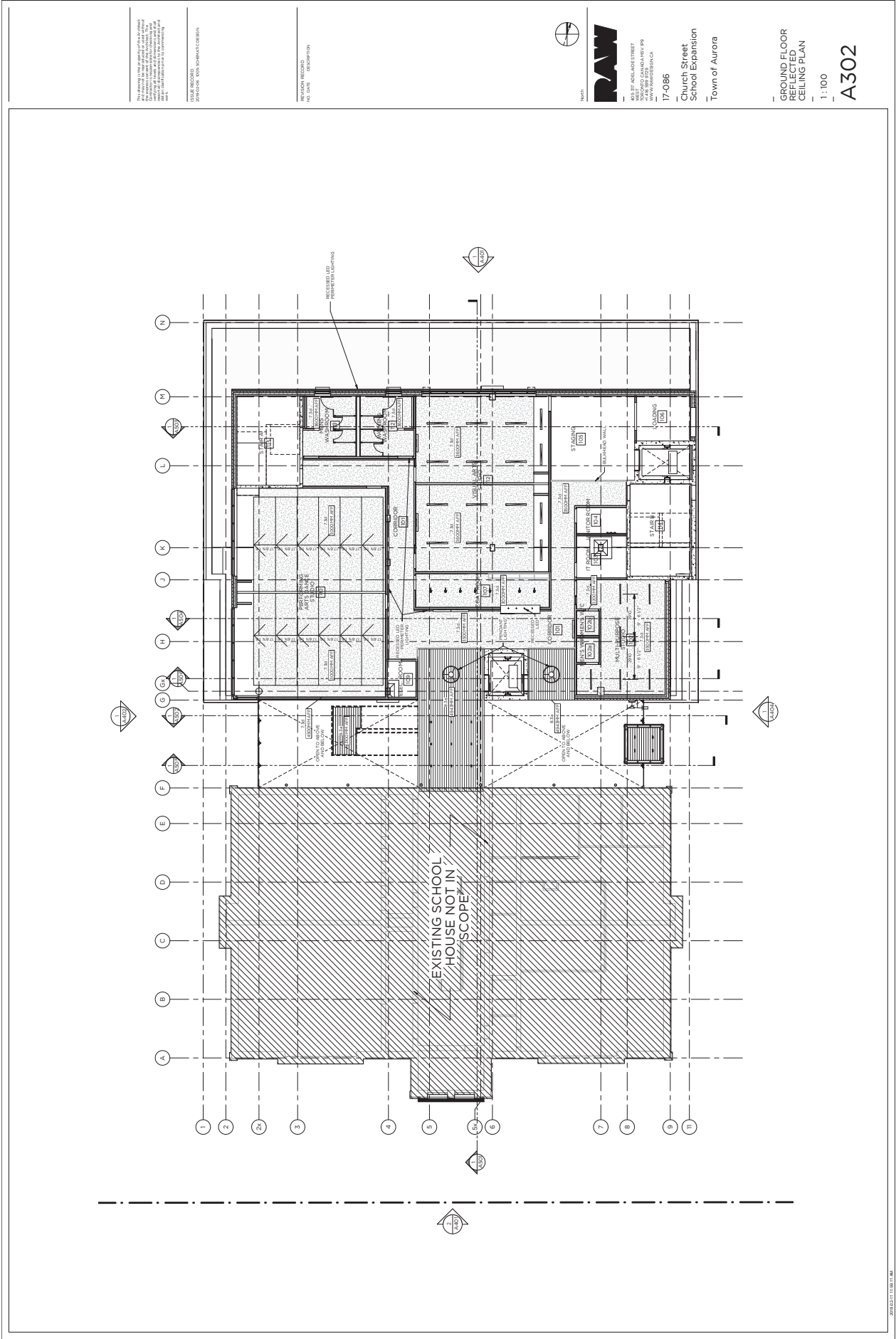
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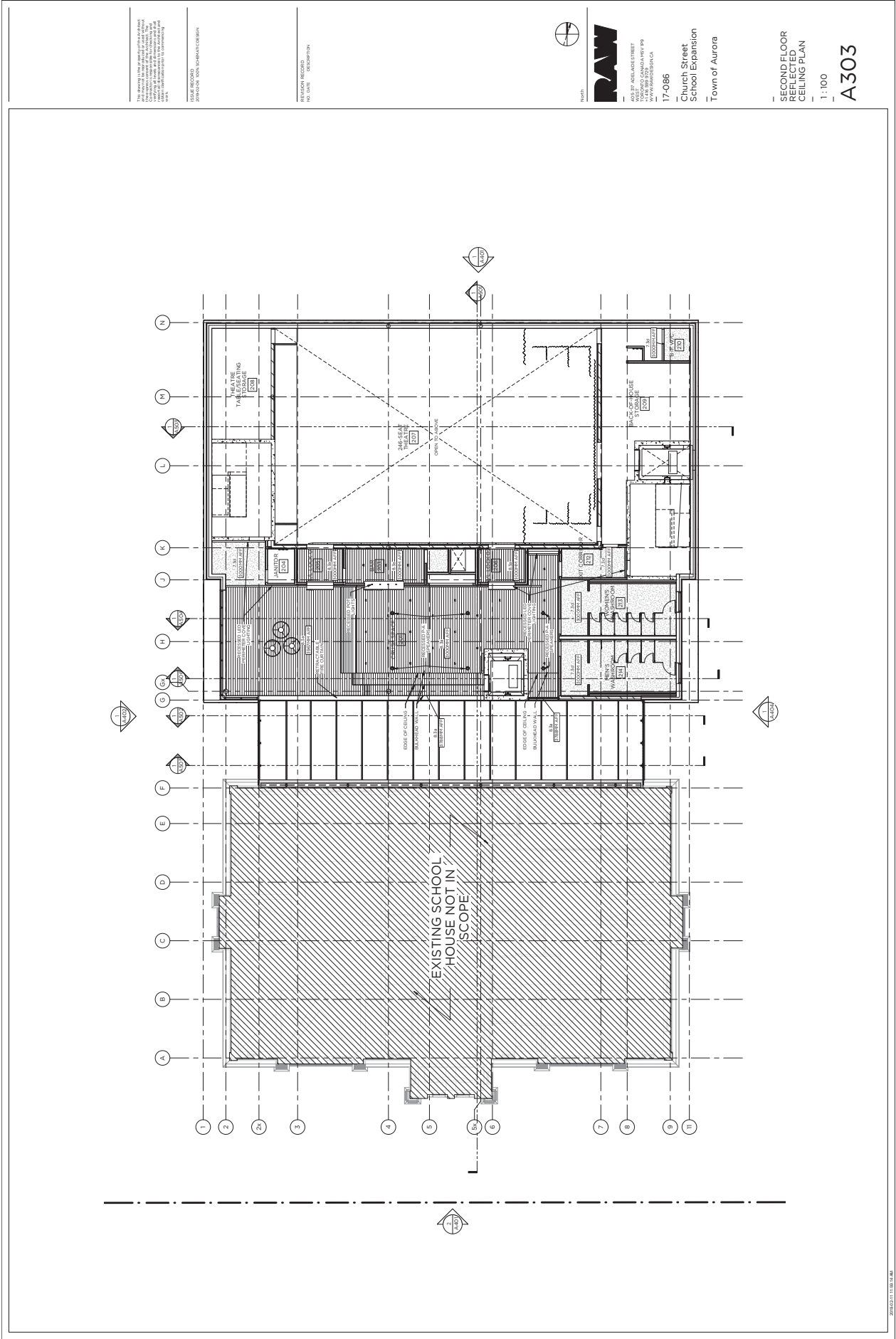
DATE: 03/15/19  
PROJECT: SCHOOL HOUSE EXPANSION/RENOVATION

PROJECT NO.: 17-086  
SHEET NO.: 17-086-01

RAW  
ARCHITECTURE  
17-086  
Church Street  
School Expansion  
Town of Aurora

SCHOOL HOUSE  
BASEMENT  
CEILING AND  
CEILING PLAN  
1:100  
A301a





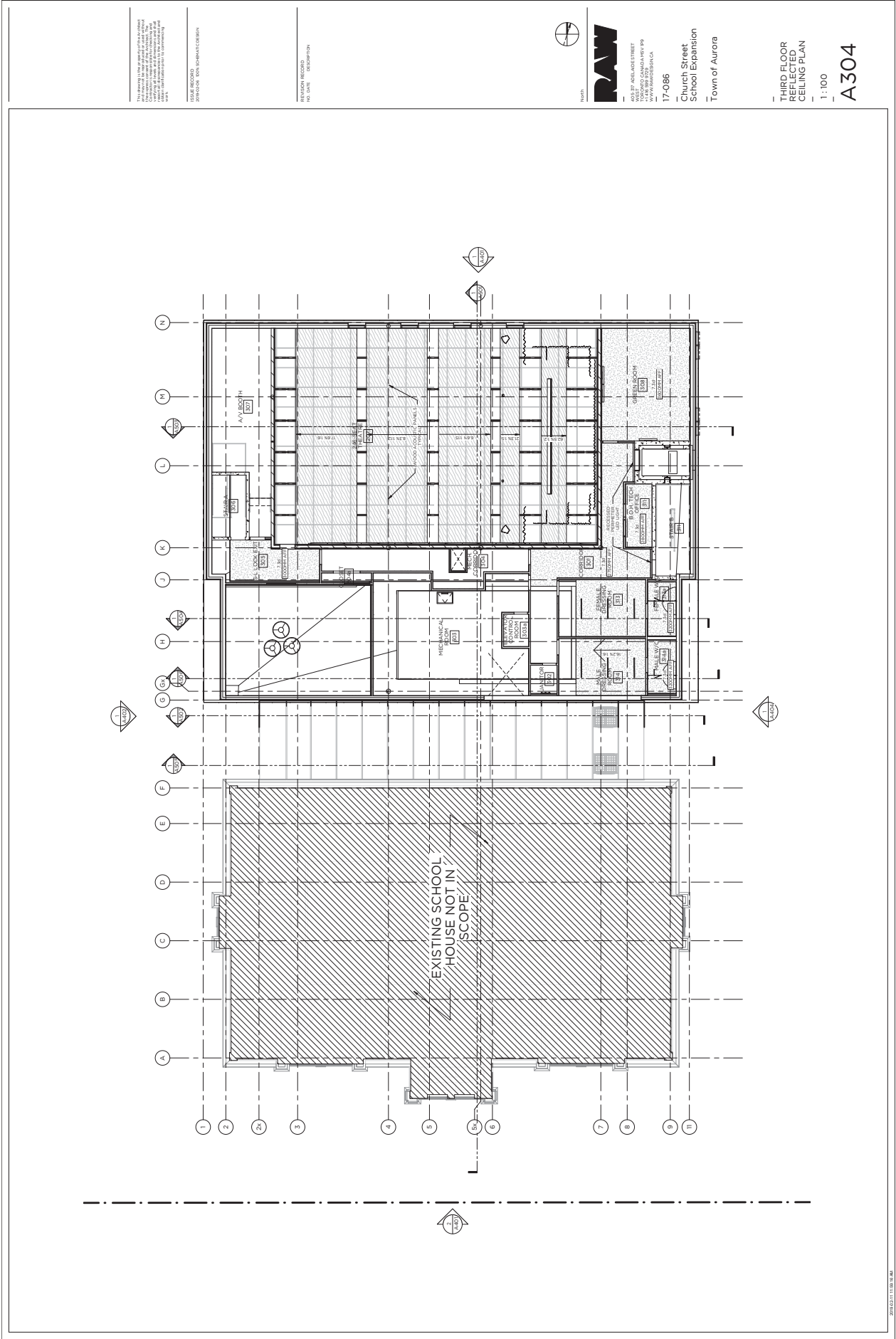
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DATE: 03/15/19  
PROJECT: CHURCH STREET SCHOOL EXPANSION

DATE: 03/15/19  
PROJECT: CHURCH STREET SCHOOL EXPANSION

RAW  
ARCHITECTS  
17-086  
Church Street  
School Expansion  
Town of Aurora

SECOND FLOOR  
REFLECTED  
CEILING PLAN  
1:100  
A303

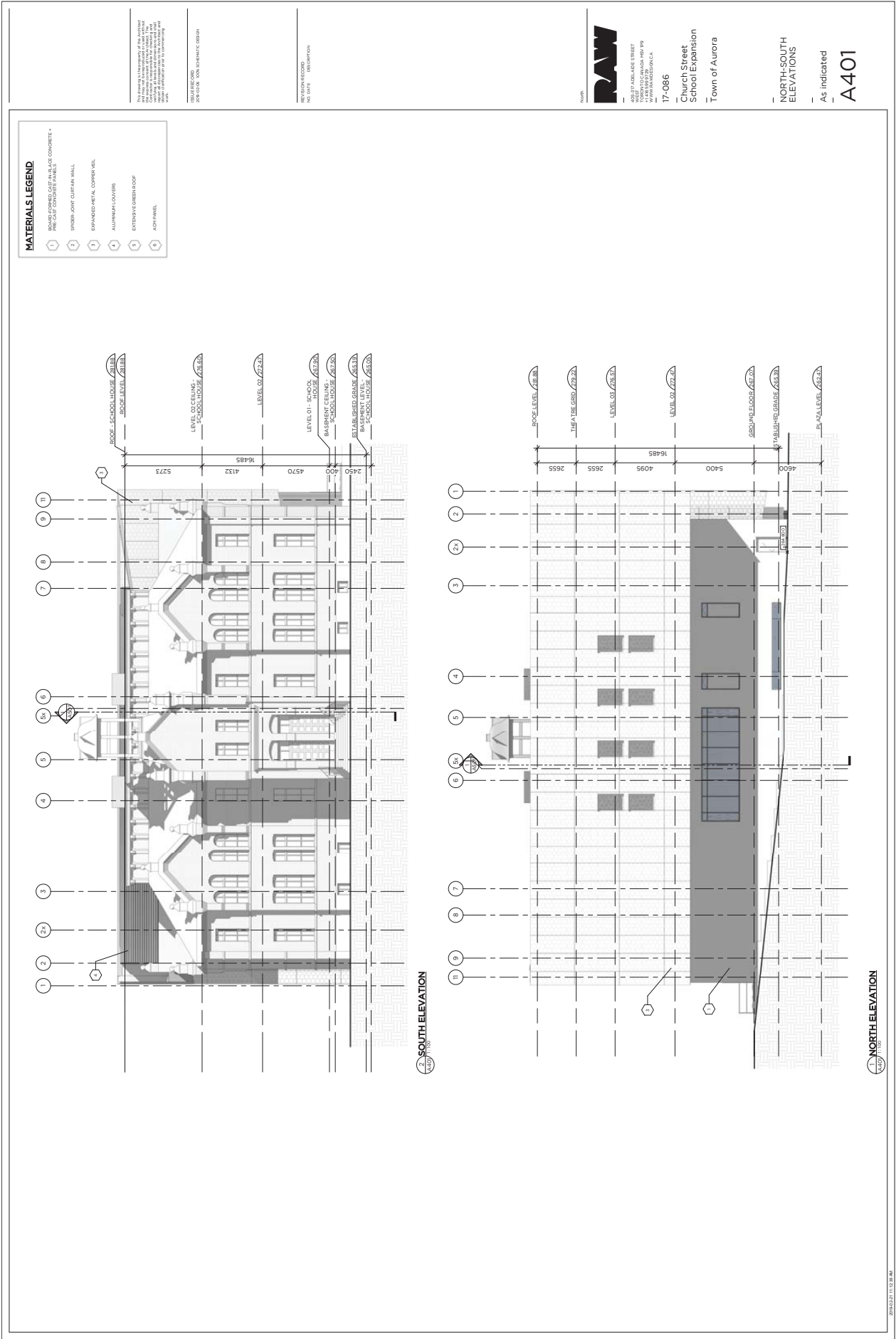


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DATE: 03/15/19  
PROJECT: CHURCH STREET SCHOOL EXPANSION  
SHEET: A304

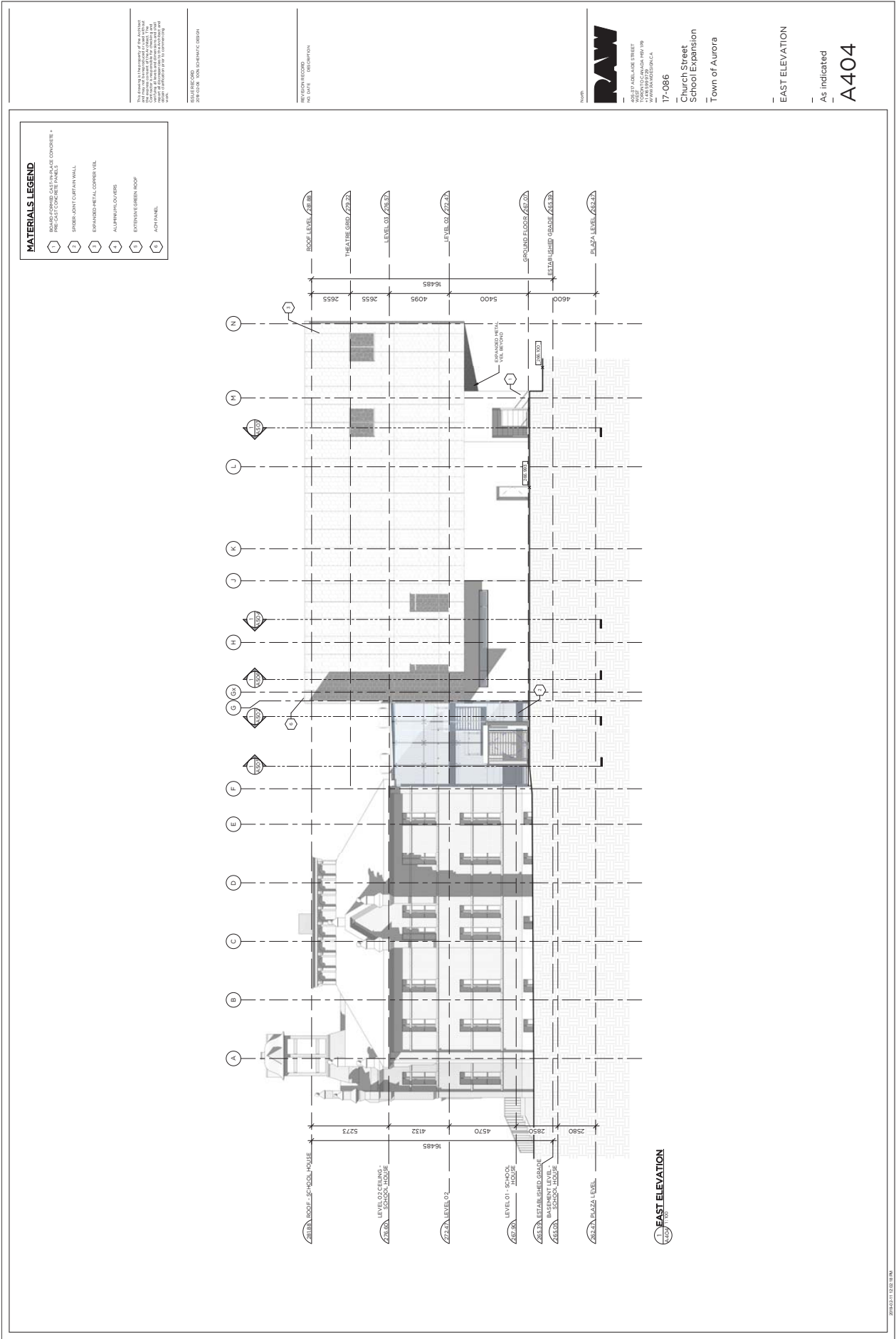
RAW  
ARCHITECTS  
17-086  
Church Street  
School Expansion  
Town of Aurora

THIRD FLOOR  
REFLECTED  
CEILING PLAN  
1:100  
A304

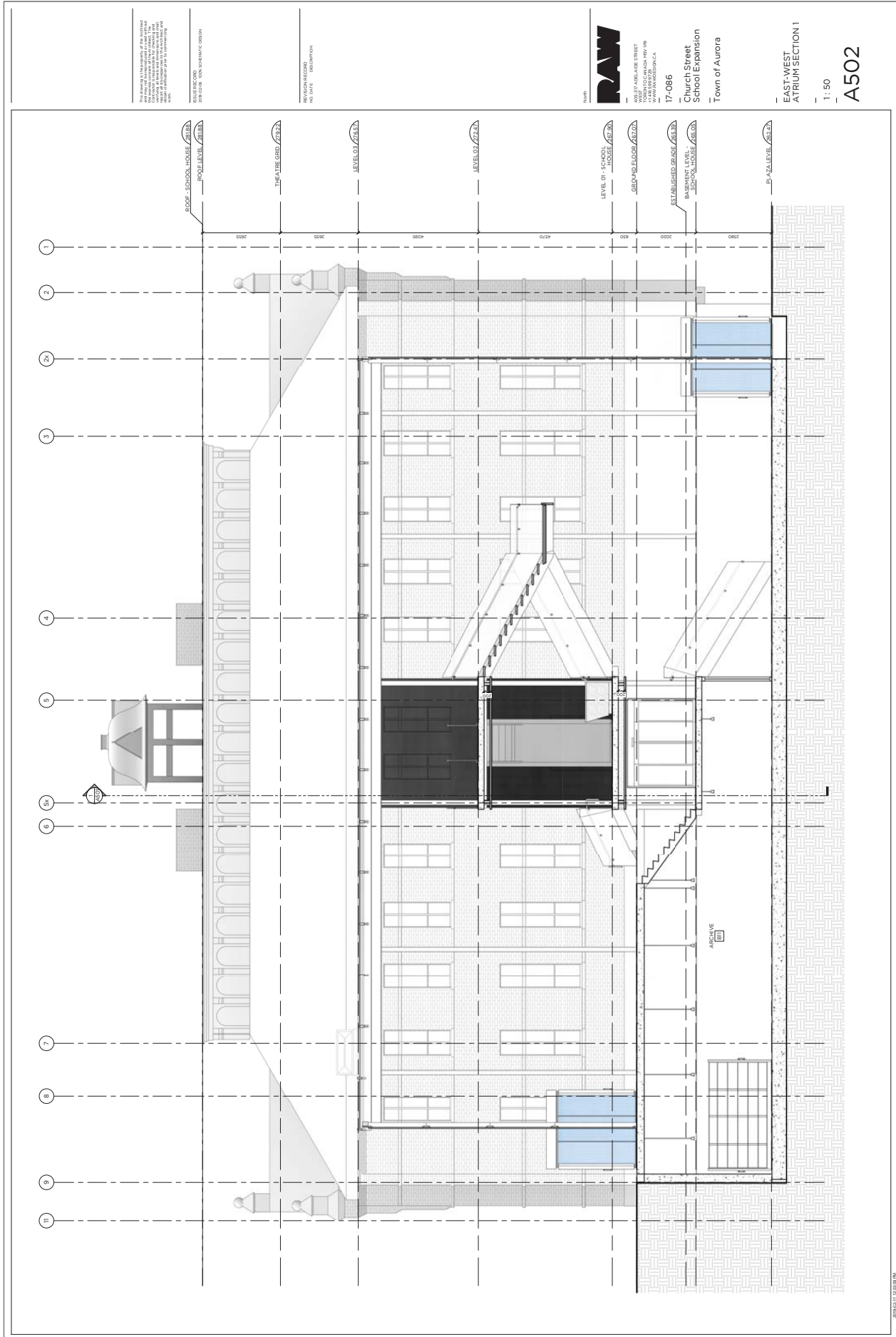








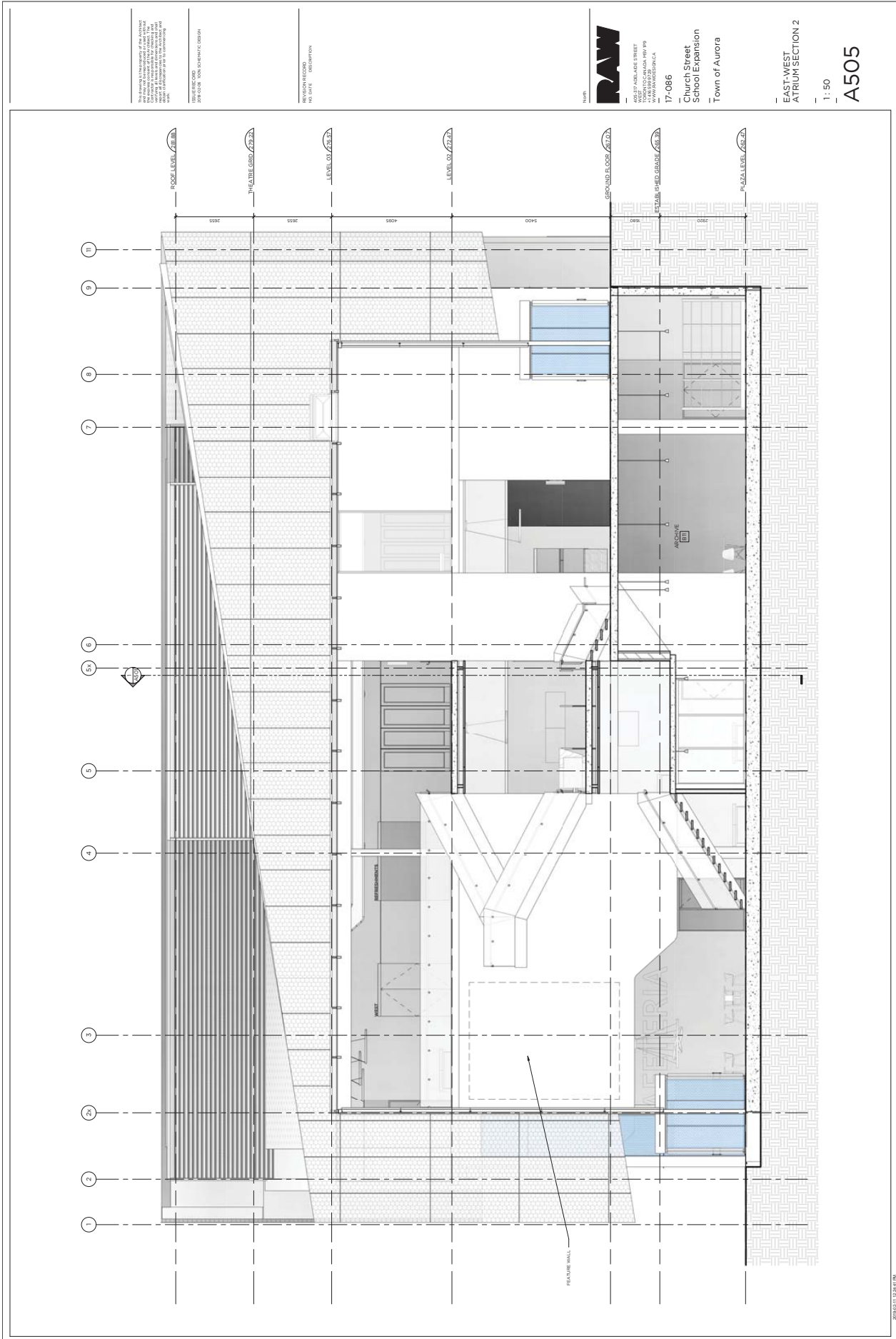












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PROJECT: CHURCH STREET SCHOOL EXPANSION  
 TOWN OF AURORA

DATE: 03/19/19

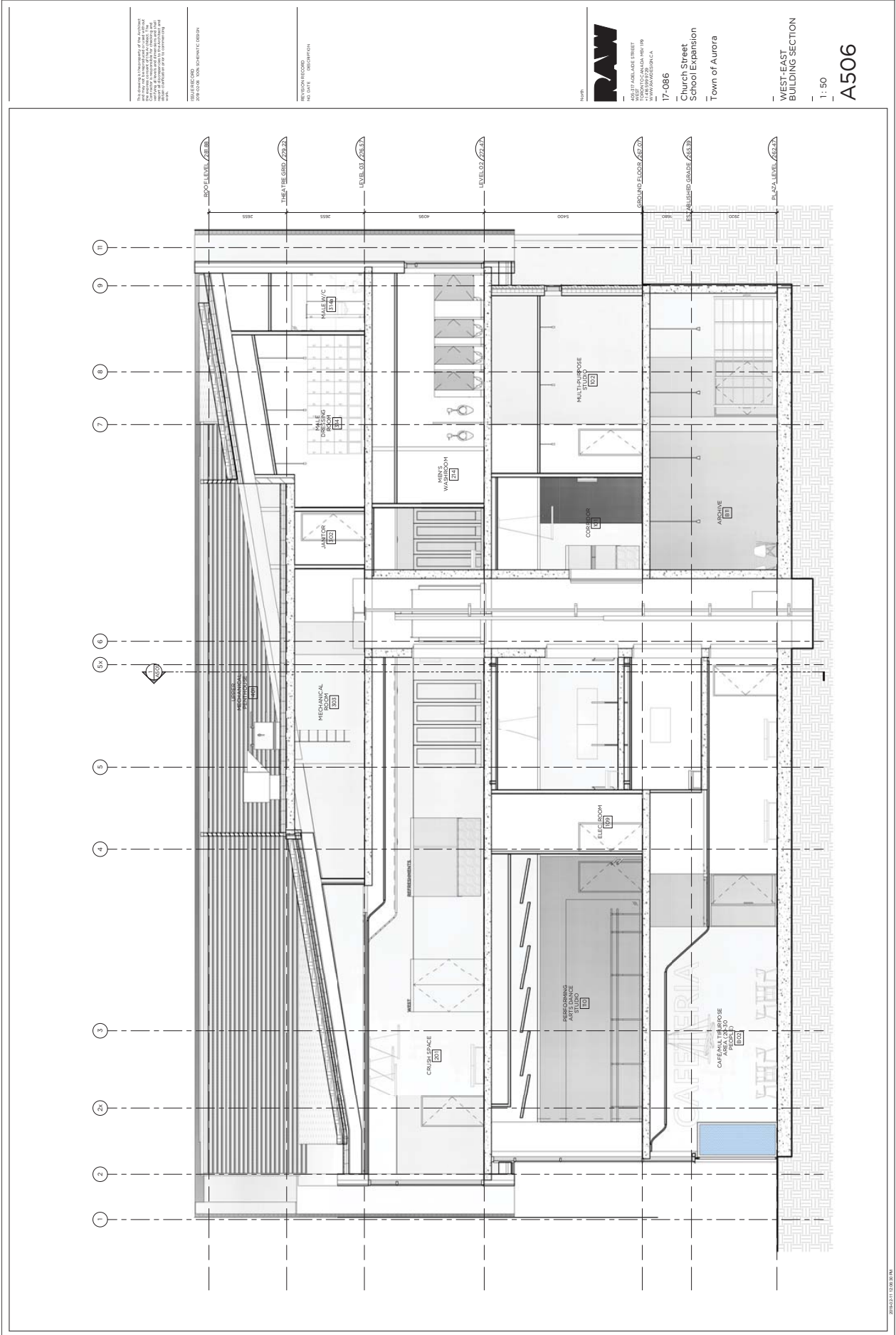
**RAW**

17-086  
 Church Street  
 School Expansion  
 Town of Aurora



EAST-WEST  
 ATRIUM SECTION 2

1:50

A505



**AURORA REGISTER OF PROPERTIES OF CULTURAL  
HERITAGE VALUE OR INTEREST (Updated 2017)**

<b>SITE</b>	<p><b>Address:</b> 22 Church Street</p> <p><b>Former Address:</b></p> <p><b>Legal Description:</b> PLAN: 68 PART LOTS: 1-4</p>
<b>STATUS</b>	<p><b>Current Use:</b> Non-profit, museum, recreation facility, cultural center</p> <p><b>Original use:</b> Public school</p> <p><b>Heritage Status:</b> CIHB, OHA 1980, OHF 1981, Listed &amp; designated Pt IV</p> <p><b>By-law No. &amp; Date:</b> 2390-80</p> <p><b>Official Plan:</b> Institutional</p> <p><b>Zoning:</b> Institutional</p> <p><b>HCD:</b></p> <p><b>Plaques:</b> Designation plaque (2008)</p>
<b>PHOTOGRAPH</b>	
<b>KEY MAP</b>	



**AURORA REGISTER OF PROPERTIES OF CULTURAL  
HERITAGE VALUE OR INTEREST (Updated 2017)**

**ARCHITECTURE**

**GENERAL INFORMATION:**

**Address:** 22 Church Street  
**Construction Date:** 1886  
**Architectural Style:** Civic Building Late  
Victorian Style

**Builder:** William Cane and Sons  
**Architect:** Thomas Kennedy  
**Original Owner:**

**Heritage Easement:**

**Historical Name:** Church Street School

**GENERAL DESCRIPTION:**

**Floor Plan:**  
**Foundation Materials:** Rough Stone  
**Exterior Wall Materials:** Yellow Brick  
**Roof Type:** Hip; 5 gables  
**Entrance:**

**Storey:** 2

**Windows:**  
**Bays:**

**UNIQUE FEATURES:**

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

**Special Windows:**  
**Porch/Verandah:**  
**Door Trim:**  
**Other:** Metal decorative features



## AURORA REGISTER OF PROPERTIES OF CULTURAL HERITAGE VALUE OR INTEREST (Updated 2017)

HISTORY

Historical Society files include:

The Church St. School was built 1885 to replace smaller brick school on the same site, is one of the earliest school in Aurora, and it gains strong historical value. Officially opened in Sep 1888 as elementary school and then became high school from 1888-1892.

Town of Aurora files include:

PHOTOS:

HISTORICAL PHOTO

Photo date: 1918



INVENTORY PHOTO

Photo date: 1990-95



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.