

Public Release  
December 13, 2016



## **Town of Aurora Additional Items to Council Meeting Agenda**

Tuesday, December 13, 2016  
7 p.m., Council Chambers

- **Revised Council Meeting Agenda Index**
- **Delegation (a) Jim Helkie, Resident**  
**Re: Item 1(2) IES16-088 – Award of Recycling and Garbage Contract for Northern Six Partnership**
- **Delegation (b) Geraldine and Sunny Matheson, Residents**  
**Re: Item 8 – Heritage Advisory Committee Meeting Minutes of December 12, 2016**
- **Item 7 – Community Recognition Review Advisory Committee Meeting Minutes of December 5, 2016**
- **Item 8 – Heritage Advisory Committee Meeting Minutes of December 12, 2016**



## **Town of Aurora Council Meeting Agenda (Revised)**

Tuesday, December 13, 2016  
7 p.m.  
Council Chambers

- 1. Declaration of Pecuniary Interest and General Nature Thereof**
- 2. Approval of the Agenda**

**Recommended:**

That the agenda as circulated by Legislative Services be approved.

- 3. Adoption of the Minutes**

**Special Council Meeting Minutes of November 22, 2016**

**Council Meeting Minutes of November 22, 2016**

**Special Council – Public Planning Meeting Minutes of November 30, 2016**

**Special Council – Workshop Meeting Minutes of December 5, 2016**

**Special Council Meeting Minutes of December 6, 2016**

**Special Council Closed Session Meeting Minutes of November 22, 2016**

**Special Council Closed Session Meeting Minutes of December 6, 2016**

(Closed Session meeting minutes provided as confidential attachment)

**Recommended:**

That the minutes of the Council meeting of November 22, 2016, the Special Council meetings of November 22 and December 6, 2016, the Special Council Closed Session meetings of November 22 and December 6, 2016, the Special Council – Public Planning meeting of November 30, 2016, and the Special Council – Workshop meeting of December 5, 2016, be adopted as printed and circulated.

**4. Presentations**

(a) **Adrian Kawun, Manager, Service Planning, YRT/Viva**  
Re: **2017 Annual Service Plan**

(b) **Brent Kopperson, Executive Director, Windfall Ecology Centre**  
Re: **Update on Windfall Ecology Centre**

**5. Public Service Announcements**

**6. Determination of Items Requiring Separate Discussion**

**7. Adoption of Items Not Requiring Separate Discussion**

**8. Delegations**

(a) **Jim Helkie, Resident**  
Re: **Item 1(2) IES16-088 – Award of Recycling and Garbage Contract for Northern Six Partnership**  
(Added Item)

(b) **Geraldine and Sunny Matheson, Residents**  
Re: **Item 8 – Heritage Advisory Committee Meeting Minutes of December 12, 2016**  
(Added Item)

**9. Consideration of Items Requiring Separate Discussion**

**10. Notices of Motion/Motions for Which Notice Has Been Given**

(i) **Notices of Motion**

(ii) **Motions For Which Notice Has Been Given**

(a) **Councillor Abel**  
Re: **Library Square**

(b) **Councillor Abel**  
Re: **Downtown Revitalization Plan**

## **11. Regional Report**

### **York Regional Council Highlights – November 17, 2016**

#### **Recommended:**

That the Regional Report of November 17, 2016, be received for information.

## **12. New Business/General Information**

## **13. Reading of By-laws**

#### **Recommended:**

That the following by-laws be given first, second, and third readings and enacted:

**5928-16** Being a By-law to allocate any 2016 Operating Fund surplus and any 2016 Water and Wastewater Operating Fund surplus or deficit.  
(Report No. FS16-038 – GC Item 5 – Dec. 6/16)

**5933-16** Being a By-law to levy Interim Property Taxes for the 2017 taxation year.  
(Report No. FS16-037 – GC Item 4 – Dec. 6/16)

**5934-16** Being a By-law to exempt Blocks 1, 2, 3, 4, 5 and 6 on Plan 65M-4467 from Part-Lot Control (Country Wide Homes at Aurora Inc.).  
(Report No. PBS16-096 – GC Item 8 – Dec. 6/16)

**5935-16** Being a By-law to amend By-law Number 5870-16, to appoint Municipal By-law Enforcement Officers and Property Standards Officers for The Corporation of the Town of Aurora.

**5936-16** Being a By-law to assume highways on Plan 65M-4084 for public use (Brookvalley Developments (Aurora) Ltd.).  
(Report No. PBS16-090 – GC Item 7 – Dec. 6/16)

**5940-16** Being a By-law to amend By-law Number 5465-12, as amended, to appoint Building Inspectors for The Corporation of the Town of Aurora.

**Recommended:**

That the following confirming by-law be given first, second, and third readings and enacted:

**5937-16** Being a By-law to Confirm Actions by Council Resulting from a Council Meeting on December 13, 2016.

**14. Closed Session**

**15. Adjournment**

## **Agenda Items**

### **1. General Committee Meeting Report of December 6, 2016**

#### **Recommended:**

1. That the General Committee meeting report of December 6, 2016, be received and the recommendations carried by the Committee approved.

### **2. Special General Committee – 2017 Operating Budget Review Meeting Minutes of November 14, November 21, and November 28-29, 2016**

#### **Recommended:**

1. That the Special General Committee – 2017 Operating Budget Review meeting minutes of November 14, November 21, and November 28-29, 2016, be received for information.

### **3. FS16-039 – 2017 Operating Budget Final Approval**

#### **Recommended:**

1. That Report No. FS16-039 be received; and
2. That the 2017 Operating Budget summarized in Attachment 1 which reflects all revisions recommended for approval by the Budget Committee, resulting in a total tax levy of \$41,821,700 and a total expenditure plan of \$60,814,800, and an estimated 3.1% tax increase on the Aurora share, and a 2.4% residential tax bill increase when combined with the regional and education shares of the tax bill, be approved; and
3. That the Town's full-time staff complement be increased by nine (9) to 221 (excluding Library Board and Central York Fire Services staff) as presented in Attachment 2 and funded in the 2017 Operating Budget; and
4. That staff prepare the necessary bylaw for adoption by Council to set 2017 tax rates and payment dates.

**4. FS16-040 – 2017 Budget Exclusions Report**

**Recommended:**

1. That Report No. FS16-040 be received for information.

**5. Memorandum from Director of Financial Services/Treasurer  
Re: 2016 Operating Budget Forecast Update – as of October 31, 2016**

**Recommended:**

1. That the memorandum regarding 2016 Operating Budget Forecast Update – as of October 31, 2016, be received for information.

**6. Memorandum from Mayor Dawe  
Re: Lake Simcoe Region Conservation Authority Board Meeting  
Highlights – November 25, 2016**

**Recommended:**

1. That the memorandum regarding Lake Simcoe Region Conservation Authority Board Meeting Highlights – November 25, 2016, be received for information.

**7. Community Recognition Review Advisory Committee Meeting Minutes of  
December 5, 2016**

(Added Item)

**Recommended:**

1. That the Community Recognition Review Advisory Committee meeting minutes of December 5, 2016, be received for information.

**8. Heritage Advisory Committee Meeting Minutes of December 12, 2016**

(Added Item)

**Recommended:**

1. That the Heritage Advisory Committee meeting minutes of December 12, 2016, be received; and

2. That the Heritage Advisory Committee recommend to Council:

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

- (a) That the following components of Heritage Permit Application NE-HCD-HPA-16-10 be approved with the following conditions:
- i. The proposed double-hung windows on the west side of the front elevation are proportioned to the satisfaction of Planning and Building Services; and
  - ii. The stucco columns be amended in design and materials to the satisfaction of Planning and Building Services; and
  - iii. The two-panel Front Door be changed to an arts and craft style door that incorporates glazing; and
  - iv. The picture window (in place of the Patio Door) on the east side of the front elevation be revised to a 6 over 1 double-hung window; and
  - v. The sliding vinyl windows on the west elevation be replaced with 1 or 4 vertical over 1 cottage windows; and
- (b) That Legal Services continue to explore the possibility of laying charges against the owner for the removal of the window openings on the east elevation and report back to Council and the Heritage Advisory Committee.

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

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



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

- (a) That the property located at 52 Harrison Avenue remain listed on the Aurora Register of Properties of Cultural Heritage Value or Interest; and
- (b) That the owners continue working with staff to ensure any proposed new dwelling maintains the heritage character of the area.

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

- (a) That the proposed demolition of the accessory structure at 23 Mosley Street be approved; and
- (b) That a structural report prepared by a structural engineer be submitted to Planning and Building Services to address the following:
  - i. The nature of the structural deficiencies of the 59.5m<sup>2</sup> rear addition; and
  - ii. The structural stability of the original (retained) structure should the 59.5m<sup>2</sup> rear addition be removed; and
- (c) That the proposed two storey rear addition is supported in principle, subject to the following:
  - i. That the height of the addition is reduced to match the height of the original (retained) structure; and
- (d) That the proposed front porch be approved subject to the following:
  - i. The Gothic features of the front elevation and porch be removed; and

- (e) That the Owners of 23 Mosley Street submit a letter to Planning and Building Services in support and commitment of the future designation of the property located at 23 Mosley Street under Part IV of the *Ontario Heritage Act*; and
- (f) That the structural report and revised elevations be brought back to a future Heritage Advisory Committee Meeting for review.

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

- (a) That the proposed one-storey single family dwelling, as part of Heritage Permit Application NE-HCD-HPA-16-12, be approved provided that the comments received by the applicant in delegation are found to conform to the Northeast Old Aurora Heritage Conservation District Plan.



Legislative Services  
905-727-3123  
CSecretariat@aurora.ca  
Town of Aurora  
100 John West Way, Box 1000  
Aurora, ON L4G 6J1

**DELEGATION REQUEST**

This Delegation Request form and any written submissions or background information for consideration by either Council or Committees of Council must be submitted to the Clerk's office by the following deadline:

**4:30 P.M. ON THE BUSINESS DAY PRIOR TO THE REQUESTED MEETING DATE**

COUNCIL/COMMITTEE/ADVISORY COMMITTEE DATE: Dec 13/16

SUBJECT: Northern 6 Waste Collection RFP

NAME OF SPOKESPERSON: Jim Helkie

NAME OF GROUP OR PERSON(S) BEING REPRESENTED (if applicable):  
N/A

BRIEF SUMMARY OF ISSUE OR PURPOSE OF DELEGATION:  
Why are we awarding a multi-million dollar contract to a company who has historically provided poor service?

**PLEASE COMPLETE THE FOLLOWING:**

Have you been in contact with a Town staff or Council member regarding your matter of interest? YES  NO

IF YES, WITH WHOM? DATE:

I acknowledge that the Procedural By-law permits five (5) minutes for Delegations.



Legislative Services  
905-727-3123  
[CSecretariat@aurora.ca](mailto:CSecretariat@aurora.ca)  
Town of Aurora  
100 John West Way, Box 1000  
Aurora, ON L4G 6J1

**DELEGATION REQUEST**

This Delegation Request form and any written submissions or background information for consideration by either Council or Committees of Council must be submitted to the Clerk's office by the following deadline:

**4:30 P.M. ON THE BUSINESS DAY PRIOR TO THE REQUESTED MEETING DATE**

**COUNCIL/COMMITTEE/ADVISORY COMMITTEE DATE:**

**Tuesday December 13, 2016**

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

**NAME OF SPOKESPERSON:** Geraldine Matheson and Sunny Matheson

**NAME OF GROUP OR PERSON(S) BEING REPRESENTED (if applicable):** Brian and Geraldine Matheson

**BRIEF SUMMARY OF ISSUE OR PURPOSE OF DELEGATION:**

Appeal to Town Council to review and hopefully overturn conclusion of December 12 meeting of the Heritage Committee to keep the property listed

**PLEASE COMPLETE THE FOLLOWING:**

**Have you been in contact with a Town staff or Council member regarding your matter of interest?**

**YES**  **NO**

**IF YES, WITH WHOM?** Mr. Marco Ramunno

**DATE:** December 12, 2016

**X I acknowledge that the Procedural By-law permits five (5) minutes for Delegations.**



**Town of Aurora  
Community Recognition Review  
Advisory Committee Meeting Minutes**

**Date:** Monday, December 5, 2016

**Time and Location:** 2:30 p.m., Tannery Room, Aurora Town Hall

**Committee Members:** Councillor Tom Mrakas (Chair), Councillor Sandra Humfries (Vice Chair) (arrived 2:45 p.m.), Diane Buchanan, Steven Hinder, Tim Jones, Brian North, and Jo-anne Spitzer

**Members Absent:** None

**Other Attendees:** Stephanie Mackenzie-Smith, Manager of Corporate Communications, Shelley Ware, Supervisor, Special Events, and Linda Bottos, Council/Committee Secretary

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The Chair called the meeting to order at 2:36 p.m.

**1. Declaration of Pecuniary Interest and General Nature Thereof**

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

**2. Approval of the Agenda**

**Moved by Brian North  
Seconded by Tim Jones**

That the agenda as circulated by Legislative Services be approved.

**Carried**

Community Recognition Review Advisory Committee Meeting Minutes  
Monday, December 5, 2016

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

#### **Community Recognition Review Advisory Committee Meeting Minutes of October 25, 2016**

**Moved by Steven Hinder  
Seconded by Tim Jones**

That the Community Recognition Review Advisory Committee meeting minutes of  
October 25, 2016, be received for information.

**Carried**

### **4. Delegations**

None

### **5. Matters for Consideration**

#### **1. 2017 Awards Event Details – Emcee Update and Discussion**

The Committee consented to consider Item 1 following consideration of Item 2.

Councillor Humfryes provided an update regarding the details, which have yet to  
be finalized.

**Moved by Councillor Humfryes  
Seconded by Steven Hinder**

1. That the 2017 Awards Event Details – Emcee Update and Discussion be  
received for information.

**Carried**

#### **2. 2017 Awards Event Details – Revised Award Categories**

The Committee reviewed the Award categories and made suggestions for  
improvement.

**Moved by Brian North  
Seconded by Diane Buchanan**

1. That the 2017 Awards Event Details – Revised Award Categories be received;  
and
2. That the following Revised Award Categories, as amended, for the 2017 Community Recognition Awards be approved:
  - (a) **Youth Volunteer Award:** This award is presented to a citizen up to the age of 19, who, through their volunteer efforts, has made a significant contribution to the community and has demonstrated their commitment to being a positive leader today and in the future;
  - (b) **Arts and Culture Award:** Inspired by the Johnson family, this award is presented to an individual or group that has enhanced our community through their support or promotion of culture, music, visual, performing, or the literary arts;
  - (c) **Green Award (former Environmental Award):** Honouring an individual or organization that supports the protection, preservation, sustainability or conservation of our natural environment, this award celebrates those who share the Town's commitment to creating a greener community;
  - (d) **Community Leadership Award (combined Not-for-Profit Organization and Community Organizer Awards):** This award is presented to an individual or not-for-profit organization that has significantly enhanced the Town through their contribution, commitment and leadership in the areas of charitable giving, civic engagement, community events or community spirit;
  - (e) **Good Neighbour Award:** Inspired by Frank Camenzuli, this award is presented to someone who embodies what it means to be a good neighbour, this award recognizes and celebrates the simple acts of kindness and compassion that help create connected and vibrant neighbourhoods;
  - (f) **Good Business Award:** This award is presented to a business that has shown its commitment to corporate responsibility and community

involvement through its ongoing support of charitable causes, events or programs;

- (g) **Inclusivity Award (former Accessibility Award):** This award is presented to an individual, group or business which has contributed to making the Town of Aurora an inclusive place to live, work and play for all people regardless of race, national or ethnic origin, colour, religion, age, sex, sexual orientation, marital status, family status, or disability;
- (h) **Community Safety Award:** Presented to an individual dedicated to the development, promotion or support of initiatives that improve community safety, this award recognizes that safer communities only happen when individuals take action to make a difference; and
- (i) **Citizen of the Year Award:** This individual is selected by the Office of the Mayor in consultation with a small group of dedicated community volunteers. The award recipient has demonstrated all-round community involvement rather than a specific activity or contribution.

**Carried as amended**

### **3. 2017 Awards Event Details – Sponsorship Discussion**

Staff and Committee members discussed various aspects of food and product sponsorship. It was agreed to hold a Working Group session on December 12, 2016, to further discuss the details and develop an action plan.

**Moved by Tim Jones**

**Seconded by Brian North**

1. That the 2017 Awards Event Details – Sponsorship Discussion be received; and
2. That staff be directed to develop sponsorship strategies for the 2017 Community Recognition Awards Event deliverables.

**Carried as amended**



## **6. Informational Items**

None

## **7. New Business**

Councillor Humfryes suggested that a plaque be created and displayed in Town Hall showing previous recipients of all Community Recognition Award categories for each year, similar to the plaque that displays the recipients of the Citizen of the Year award on an ongoing basis.

## **8. Adjournment**

**Moved by Councillor Humfryes  
Seconded by Brian North**

That the meeting be adjourned at 3:16 p.m.

**Carried**

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



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

**Date:** Monday, December 12, 2016

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

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

**Member(s) Absent:** James Hoyes

**Other Attendees:** Councillor Tom Mrakas, Marco Ramunno, Director of Planning and Development Services, Jeff Healey, Planner, and Samantha Kong, Council/ Committee Secretary

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

That the Committee consented to recess at 7:55 p.m., and reconvened at 8 p.m.

**1. Declaration of Pecuniary Interest and General Nature Thereof**

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

**2. Approval of the Agenda**

**Moved by Carol Gravelle  
Seconded by Martin Paivio**

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

Heritage Advisory Committee Meeting Minutes  
Monday, December 12, 2016

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

**Carried as amended**

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

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

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

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

**Carried**

### **4. Delegations**

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

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

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

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

**Carried**

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

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

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

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

**Carried**

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

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

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

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

**Carried**

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

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

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

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

**Carried**

## **5. Matters for Consideration**

### **1. HAC16-017 – Heritage Permit Application 82 Centre Street**

**File Number: NE-HCD-HPA-16-10**

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

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

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

1. That Report No. HAC16-017 be received; and
2. That the Heritage Advisory Committee recommend to Council:
  - (a) That the following components of Heritage Permit Application NE-HCD-HPA-16-10 be approved with the following conditions:
    - i. The proposed double-hung windows on the west side of the front elevation are proportioned to the satisfaction of Planning and Building Services; and
    - ii. The stucco columns be amended in design and materials to the satisfaction of Planning and Building Services; and
    - iii. The two-panel Front Door be changed to an **arts and craft style door that incorporates glazing**; and
    - iv. The picture window (in place of the Patio Door) on the east side of the front elevation be revised to a 6 over 1 double-hung window; and
    - v. The sliding vinyl windows on the west elevation be replaced with 1 or 4 vertical over 1 cottage windows; **and**
    - vi.

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

**Carried as amended**

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

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

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

1. That Report No. HAC16-018 be received; and
2. That the Heritage Advisory Committee recommend to Council:
  - (a) That Heritage Permit Application IV-HPA-16-11 be approved to remove the existing 39.4m<sup>2</sup> addition and construct a new 63m<sup>2</sup> addition and accessibility ramp; **and**
  - (b) That staff ensure the structural integrity of the original structure is maintained during the building permit process.***

**Carried as amended**

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

Staff provided an overview of the subject property and application to be removed from the Register. The Committee expressed concerns regarding setting a new precedence on the street due to the massing of the proposed structure. The Committee suggested the following revisions for the new

structure: removal of the residential portion over the garage, incorporation of rubblestone at the base of the columns on the front verandah, adjustment of double columns to single columns on the front verandah and consideration with respect to height and massing to existing buildings on Harrison Avenue.

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

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

**Carried**

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

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

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

1. That Report No. HAC16-020 be received; and
2. That the Heritage Advisory Committee recommend to Council:
  - (a) That the proposed demolition of the accessory structure at 23 Mosley Street be approved; and
  - (b) That a structural report prepared by a structural engineer be submitted to Planning and Building Services to address the following:

- i. The nature of the structural deficiencies of the 59.5m<sup>2</sup> rear addition; and
  - ii. The structural stability of the original (retained) structure should the 59.5m<sup>2</sup> rear addition be removed; and
- (c) That the proposed two storey rear addition is supported in principle, subject to the following:
  - i. That the height of the addition is reduced to match the height of the original (retained) structure; and
- (d) That the proposed front porch be approved subject to the following:
  - i. The Gothic features of the front elevation and porch be removed; and
- (e) That the Owners of 23 Mosley Street submit a letter to Planning and Building Services in support and commitment of the future designation of the property located at 23 Mosley Street under Part IV of the *Ontario Heritage Act*; and
- (f) That the structural report and revised elevations be brought back to a future Heritage Advisory Committee Meeting for review.

**Carried**

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

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

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

1. That Report No. HAC16-021 be received; and
2. That the Heritage Advisory Committee recommend to Council:



- (a) That the proposed one-storey single family dwelling, as part of Heritage Permit Application NE-HCD-HPA-16-12, be approved provided that the comments received by the applicant in delegation are found to conform to the Northeast Old Aurora Heritage Conservation District Plan.

**Carried**

## **6. Informational Items**

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

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

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

**Carried**

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

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

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

**Carried**

## **7. New Business**

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

Heritage Advisory Committee Meeting Minutes  
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Staff inquired about the availability of Members to conduct a site visit for 14574 Leslie Street.

## **8. Adjournment**

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

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

**Carried**

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



**Town of Aurora  
Heritage Advisory Committee Report No. HAC16-019**

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**Subject:** Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest  
52 Harrison Avenue

**Prepared by:** Jeff Healey, Planner

**Department:** Planning and Building Services

**Date:** December 12, 2016

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### **Recommendation**

- 1. That Report No. HAC16-019 be received; and**
- 2. That the Heritage Advisory Committee recommend to Council:**
  - a) That the property located at 52 Harrison Avenue be considered for removal from the Aurora Register of Properties of Cultural Heritage Value or Interest; and**
  - b) That future building elevations are subject to approval of Planning Staff to ensure the proposed new dwelling will maintain the heritage character of the area.**

### **Executive Summary**

The purpose of this report is to provide Council with direction from the Heritage Advisory Committee regarding the request to remove the property located at 52 Harrison Avenue from the Aurora Register of Properties of Cultural Heritage Value or Interest.

- The structure was constructed circa 1922 and is an example of a Prairie/Craftsman architectural style
- The owners have submitted a Heritage Impact Assessment for the subject property, prepared by Su Murdoch Historical Consulting. Results of the Assessment have found the property to not be worthy of Designation under Part IV of the Ontario Heritage Act, however recognizes the house's importance as a contributing structure within the neighbourhood.
- The owners have submitted conceptual elevations for a new single detached dwelling

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## **Background**

The owners of the property located at 52 Harrison Avenue submitted an Application to request that the subject property be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest on November 15, 2016.

## **Location**

The subject property is located on the north side of Harrison Avenue between Wells Street and Victoria Street (see Attachment 1). Harrison Avenue can be described as a residential street, which contains homes constructed between 1905 and 1945. Upon review of Fire Insurance Maps c.1927, Harrison Avenue appears to be approximately 70% built-out.

## **Heritage Status**

The property is listed and non-designated on the Aurora Register of Properties of Cultural Heritage Value or Interest and can be described as a 1 ½ storey Prairie/ Craftsman architectural style. The construction date of the building cannot be determined, however the house was constructed between 1921 and 1927 (see Attachment 4).

## **Provisions of the Ontario Heritage Act for delisting process**

According to Section 27 of the *Ontario Heritage Act*, a Municipal Register of Cultural Heritage Value or Interest may include properties that have not been designated under the *Ontario Heritage Act*, but that the Council of a Municipality believes to be of cultural heritage value or interest.

The principal implication of properties non-designated and listed on the Aurora Register pertains to subsection 27. (3) of the *Ontario Heritage Act* where,

*If property included in the register under subsection (1.2) has not been designated under section 29, the owner of the property shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the council of the municipality at least 60 days notice in writing of the owner's intention to demolish or remove the building or structure or to permit the demolition or removal of the building or structure. 2006, c. 11, Sched. B, s. 11 (2).*

The purpose of providing Council with 60 days to determine the Notice of Intention is to provide time to determine whether or not the property should be designated under the *Ontario Heritage Act*. According to subsection 27(1.3) of the *Ontario Heritage Act*, the Council of a Municipality shall, before removing the reference to such a property from the Register, consult with its Municipal Heritage Committee.

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## **Analysis**

### **History of the Property**

The land parcel for 52 Harrison Avenue was registered in 1912. The land was initially owned by Walter Collis, proprietor of Collis Leather Tannery, formerly located on Tyler Street. After brief ownership of the land parcel by Hermes Erastus Proctor (former postmaster in Aurora from 1892 to 1940), the land (along with two other parcels on Harrison Avenue) was sold to Ruth and William Lewis Banbury, who owned a Livery (formal clothing) store on Yonge Street. By 1921, 52 Harrison was sold to Richard and Edith Tustain. The Tustains are considered to be the likely builders of the home as the building's architecture closely resembles the Tustain's residence located at 36 Wells Street.

The first occupants of 52 Harrison Avenue were Reverend Archibald C. Hoffman and his wife Margret Hoffman. The Hoffman's lived in the home from 1927-1948. The Hoffman's sold the property to David & Jean Hill in 1948. David Hill served as chair of the Aurora Planning Board in the 1960's and served on the Town's Committee of Adjustment. It should be noted that Hill Drive (located north of Orchard Heights Boulevard) was named after David Hill. The Hill's lived in 52 Harrison until 1965. Other residents of the home include George Allan & Barbara Joyce Storey, who lived in the home from 1965 to 2016. For more information on the history of the property please find the Heritage Impact Assessment prepared by Su Murdoch Historical Consulting, dated November 2016 (see Attachment 4).

### **Heritage Features of the Existing Building**

The existing building can be described as a 1 ½ storey structure with a side gable roof. The architectural design of the house reflects Prairie/ Craftsman architectural style. The front façade displays a single pediment dormer on the upper floor, lined with three double hung windows. The lower floor features an asymmetrical front bay façade, featuring a single bay window to the west and a single double hung (6x6 pane type window sashes) window to the east, centred by an original wood door.

The front verandah is a defining feature of the house. The verandah is open, featuring four wood columns with a rubblestone base and finished with wood soffits and panelled posts with the stairway centre to the building. A unique feature to the building is the rubblestone veneer on the first storey, with concrete quoining blocks at the corners of the structure.

A minor rear addition (approximately 10m<sup>2</sup>) was added to the northeast corner of the structure. This rear addition is not in keeping with the main building.

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### **The neighbourhood comprises of Listed Heritage Properties**

Harrison Avenue, between Victoria Street to the east and Wells Street to the west, encompasses a total of eighteen (18) properties, fourteen (14) of which are listed on the Aurora Register of Properties of Cultural Heritage Value or Interest.

This portion of Harrison Avenue contains a wide variety of architectural styles including Arts and Crafts, Edwardian/ Foursquare and Prairie/Craftsman architectural styles. It is noted that 52 Harrison Avenue is located within immediate proximity of six (6) properties Designated under Part IV of the *Ontario Heritage Act*. All six designated properties are located in close proximity on Wells Street, one of which shares a common property line with 52 Harrison Avenue (rear yard only). The designated properties are as follows:

- 88 Wells Street- The Roderick and Ethel Smith House (shares a lot line with 52 Harrison Avenue)
- 89 Wells Street- The Walter Grice House
- 92 Wells Street- The Morley Andrew's House
- 93 Wells Street- The Graham-Badger House
- 96 Wells Street- The Eleanor and Ernest Robinson House
- 97 Wells Street- The W. Lewis Stephens House

This cluster of designated properties is unique to Aurora as these homes are good examples of their respective architectural styles. It is noted that 93 Wells Street shares the architectural style of 52 Harrison Avenue.

### **Southeast Old Aurora Heritage Conservation District**

Between 2013 and 2014, Harrison Avenue and the surrounding neighbourhood was considered as part of a potential Heritage Conservation District. Although the Heritage Conservation District is not in place within the neighbourhood, staff agree with the conclusion of the Owner's heritage consultant that the existing building would be "classified as a contributing property" within a Heritage Conservation District. As there is no Heritage Conservation District in place, the property must be evaluated under O. Regulation 09/06.

### **Building Evaluation**

The Evaluation Working Group met to perform an objective evaluation of the subject property on Wednesday November 23, 2016 (See Attachment 3). The Evaluation Criteria for assessing the cultural heritage value of cultural heritage resources have been developed by the Town in consultation with its Municipal Heritage Committee. As per Section 13.3 e) of the Official Plan, Priority will be given to designating all Group 1 heritage resources in the Register.

The purpose of the Evaluation is to identify the design/physical value, historical/associative value, and contextual value of the property as per Ontario Regulation 9/06, which outlines the criteria for determining cultural heritage value or

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Interest under the *Ontario Heritage Act* in order to conserve significant heritage resources.

The Evaluation found the subject property to score at Group 2, suggesting that the property is “significant, worthy of preservation”.

According to the Heritage Evaluation Guide for buildings scored within Group 2:

- The designation of the building pursuant to the *Ontario Heritage Act* will be encouraged;
- The retention of the structure in its existing location is encouraged;
- Any development application affecting such a structure should incorporate the identified building; and
- Appropriate alternative uses for the building will be encouraged when necessary to ensure its preservation.
- A Letter of Credit may be required to ensure the protection and preservation of the building in connection with a redevelopment application.

The conservation of remaining physical attributes of the property would require formal designation under Part IV of the *Ontario Heritage Act*, making it necessary for owners to obtain Heritage Permits for proposed work.

The *Ontario Heritage Act* provides criteria for determining cultural heritage value or interest with Ontario Regulation 9/06. This Regulation requires that a building must exhibit significant design/physical, or associative, or contextual value to warrant designation. 52 Harrison Avenue received an overall score of 63/100. The Evaluation working group found the highest rated category for the building was to have Design/physical value, rated 76/100. Associative/ Historical value for the building was rated 47/100. The contextual value for the building was rated 61/100.

It is noted that 93 Wells Street, received an overall score of 59/100, yet is Designated under Part IV of the Ontario Heritage Act. 93 Wells Street scored 44/100 for Associative/ Historical value, 73/100 for Design/physical value and 61/100 for Contextual value. It should also be noted that the Owner of 93 Wells Street initiated the request for Designation in 2009.

### **Proposed Concept Plan**

The Owner’s request is to remove the property from the Aurora Register as a non-designated ‘listed’ property. The owners have submitted conceptual drawings for a new house design for 52 Harrison Avenue (see Attachment 5). The new design can be described as a 2 storey structure, designed in a contemporary style with elements derived from Victorian and Foursquare styles. The owner’s propose the new structure to be clad with board and batten with cedar shingles. A front verandah is proposed on the front elevation as a nod to the existing structure and the presence of front porches on Harrison Avenue. A single car attached garage is proposed on the east side of the building, setback from the front verandah. The single car garage has been designed to accommodate two cars in tandem.

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Staff note comments from the Owner's Heritage Consultant with respect to design and setting of the proposed building. Staff note Section 6.0 of the Heritage Impact Assessment with respect to setting the structure back fifteen feet from the street line and the recommendation from the Heritage Consultant in Section 7.2 of the Assessment to continue a uniform street line along Harrison Avenue. Staff recommends that the owner move the structure forward in order to bring the verandah of the house in line with adjacent properties as close as possible. Staff recognize that this may trigger a minor variance.

Staff also note the significant tree located in the rear yard. Efforts to preserve the tree should be taken into consideration.

In the event that the property is removed from the Aurora Registrar, Planning Staff will work with the owners on detailed aspects of the building during the building permit process.

### **Financial Implications**

There are no financial implications.

### **Communications Considerations**

No Communication Required.

### **Link to Strategic Plan**

The conservation of heritage resources supports the Strategic Plan goal of Supporting an Exceptional Quality of Life for All through its accomplishment in satisfying requirements in objective Celebrating and Promoting our Culture.

### **Alternatives to the Recommendation**

1. Allow the application and recommend that the property be removed from the Aurora Registrar of Properties of Cultural Heritage Value or Interest.
2. Refuse the application and recommend that the property remain listed on the Aurora Registrar of Properties of Cultural Heritage Value or Interest.

### **Conclusions**

The subject building was evaluated using the Town of Aurora Heritage Building Evaluation Guide and was rated in of Group 2, which encourages the retention of the building as well as designation under the *Ontario Heritage Act*.

It is noted that 52 Harrison Avenue was located within the study area for the Southeast Old Aurora Heritage Conservation District Plan. Although the District was not passed by Council, 52 Harrison is considered to be a contributing building within the local



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streetscape. Furthermore, Staff note the six designated heritage properties located on Wells street, particularly 93 Wells street which shares a similar architectural style as 52 Harrison Avenue.

It is recommended that if the property is removed from the Registrar, that the proposed elevations are subject to approval of Planning Staff to ensure a future new dwelling will maintain the heritage character of the area. Staff recommend that the request to remove 52 Harrison Avenue from the Registrar of Properties of Cultural Heritage Value or Interest be considered by the Heritage Advisory Committee.

### **Attachments**

Attachment #1 – Location Map

Attachment #2 – Heritage Resource Brief (2010)

Attachment #3 – Evaluation Working Group Score, 52 Harrison Avenue

Attachment #4 – Heritage Impact Assessment, prepared by Su Murdoch Historical Consulting, dated November 2016

Attachment #5 – Proposed Concept Plan, 52 Harrison Avenue

### **Previous Reports**

None.

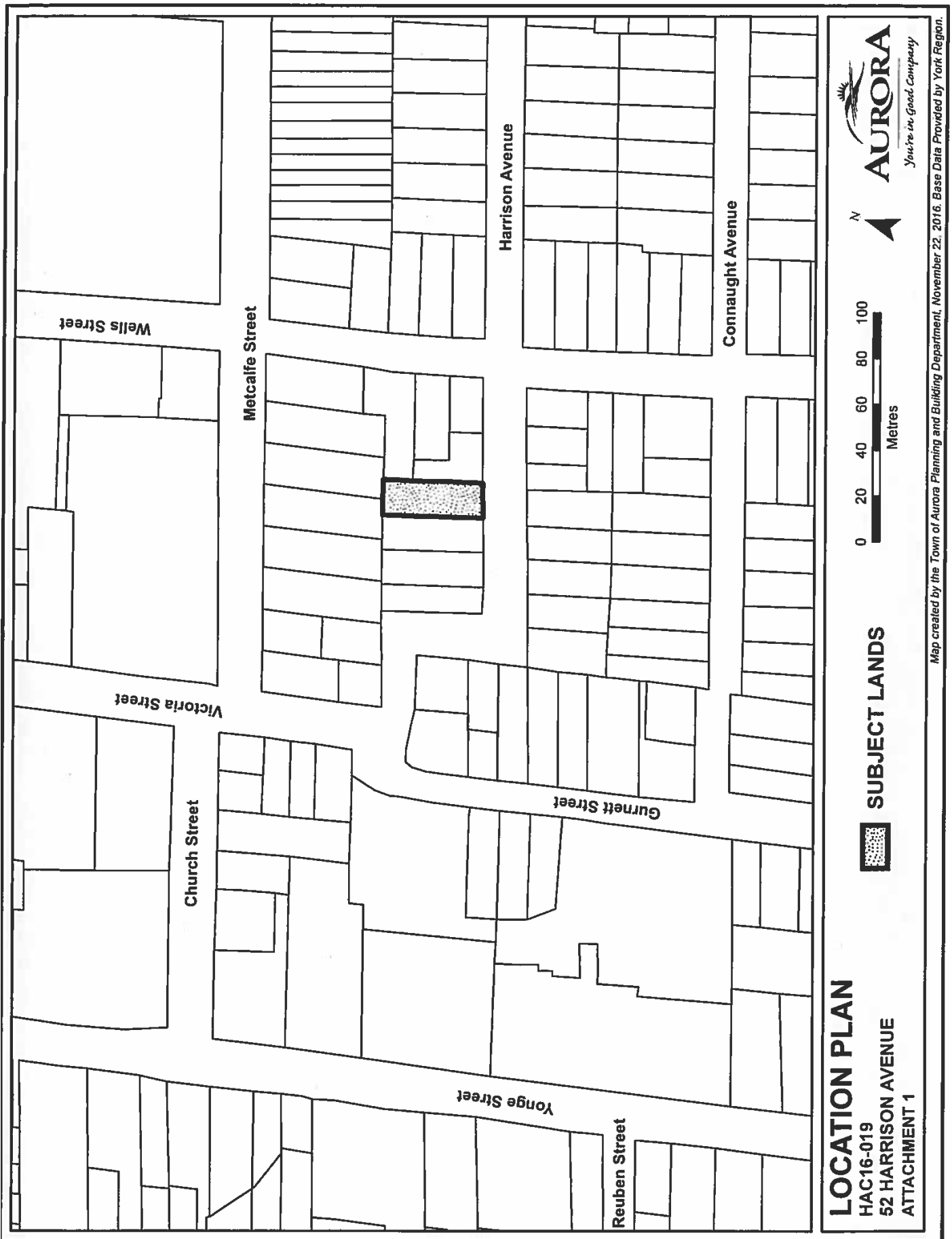
### **Pre-submission Review**

Agenda Management Team Meeting review on December 1, 2016.

### **Departmental Approval**




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



Attachment 2

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

<b>SITE</b>	<p>Address: 52 Harrison Avenue                  Former Address:                  Legal Description: PLAN: 120 LOT: 45</p>
<b>STATUS</b>	<p>Current Use: Residence Original use: Residence                  Heritage Status: Listed By-law No. &amp; Date:                  Official Plan: Urban residential Zoning: R2 (Detached dwelling 2nd density)                  HCD: Plaques:</p>
<b>PHOTOGRAPH</b>	
<b>KEY MAP</b>	<p></p>

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

**ARCHITECTURE**

**GENERAL INFORMATION:**

<b>Address:</b>	52 Harrison Avenue	<b>Builder:</b>	
<b>Construction Date:</b>	C1922	<b>Architect:</b>	
<b>Architectural Style:</b>	Bungalow	<b>Original Owner:</b>	
<b>Heritage Easement:</b>		<b>Historical Name:</b>	

**GENERAL DESCRIPTION:**

<b>Floor Plan:</b>		<b>Storey:</b>	1 ½
<b>Foundation Materials:</b>			
<b>Exterior Wall Materials:</b>			
<b>Roof Type:</b>	Gable and shed roof over verandah	<b>Windows:</b>	
<b>Entrance:</b>		<b>Bays:</b>	

**UNIQUE FEATURES:**

<b>Chimney (s):</b>		<b>Special Windows:</b>	
<b>Dormers:</b>		<b>Porch/Verandah:</b>	
<b>Roof Trim:</b>		<b>Door Trim:</b>	
<b>Window Trim:</b>		<b>Other:</b>	Stone/wood pillars

**HISTORY**

**Historical Society files include:**

**Town of Aurora files include:**

**PHOTOS:**

<b>HISTORICAL PHOTO</b>	<b>1995 INVENTORY PHOTO</b>
Photo date	Photo date

The Aurora Inventory of Heritage Buildings was compiled by the Aurora Heritage Advisory Committee (LACAC) between 1976 and 1981. The completed inventory was adopted by Council and released in 1981. On September 26, 2006 Aurora Council at its meeting No. 06-25, has officially changed the name of the Aurora Inventory of Heritage Building to the "Aurora Register of Property of Cultural Heritage Value or Interest" and all property included in the Inventory were transferred to the Register.

Attachment 3

**HERITAGE BUILDING EVALUATION SCORE SHEET**

Municipal Address: <u>SZ Harrison Ave</u>					Group: <u>2</u>
Legal Description: _____		Lot: _____		Cons: _____	
Date of Evaluation: <u>Nov 13 /16</u>		Name of Recorder: <u>JH</u>			
<b>HISTORICAL</b>	<b>E</b>	<b>G</b>	<b>F</b>	<b>P</b>	<b>TOTAL</b>
Date of Construction	30	20	10	0	10/30
Trends/Patterns/Themes	40	27	14	0	27/40
Events	15	10	5	0	0/15
Persons/Groups	15	10	5	0	10/15
Archaeological (Bonus)	10	7	3	0	0/10
Historic Grouping (Bonus)	10	7	3	0	0/10
Construction Date (Bonus)	10				/10
<b>HISTORICAL TOTAL</b>					<b>47/100</b>
<b>ARCHITECTURAL</b>	<b>E</b>	<b>G</b>	<b>F</b>	<b>P</b>	<b>TOTAL</b>
Design	20	13	7	0	13/20
Style	30	20	10	0	20/30
Architectural Integrity	20	13	7	0	20/20
Physical Condition	20	13	7	0	20/20
Design/Builder	10	7	3	0	3/10
Interior (Bonus)	10	7	3	0	NA/10
<b>ARCHITECTURAL TOTAL</b>					<b>76/100</b>
<b>ENVIRONMENTAL</b>					<b>TOTAL</b>
Design Compatibility	40	27	14	0	27/40
Community Context	20	13	7	0	7/20
Landmark	20	13	7	0	7/20
Site	20	13	7	0	20/20
<b>ENVIRONMENTAL TOTAL</b>					<b>61/100</b>

SCORE	INDIVIDUAL	OLD AURORA
Historical Score	X 40% = _____	47 X 20% = <u>9.4</u>
Architectural Score	X 40% = _____	76 X 35% = <u>26.6</u>
Environmental Score	X 20% = _____	61 X 45% = <u>27.45</u>
<b>TOTAL SCORE</b>	<input type="text"/>	<b>63.4</b>

GROUP 1 = 70-100

GROUP 2 = 45-69

GROUP 3 = 44 or less

***HERITAGE IMPACT ASSESSMENT***

***52 HARRISON AVENUE  
TOWN OF AURORA***

**PREPARED FOR  
BRIAN AND GERALDINE MATHESON**

**SU MURDOCH HISTORICAL CONSULTING  
47 RODNEY STREET, BARRIE, ON L4M 4B6  
705.728.5342 SUMURDOC@SYMPATICO.CA**

**NOVEMBER 2016**



## **SUMMARY**

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Based on the findings of this Heritage Impact Assessment, it is concluded that the property at 52 Harrison Avenue in the Town of Aurora does not hold sufficient cultural heritage value or interest to satisfy Ontario Regulation 9/06: *Criteria for Determining Cultural Heritage Value or Interest* as a candidate for protection under the Ontario Heritage Act.

The proposed site plan and conceptual design for a new dwelling at this location respects the two storey with open verandah built form that is important to maintaining the character of this older neighbourhood.

The only recommendation of this report is for the property owners to consider the importance of the uniform front yard setbacks traditional to this streetscape. The proposed deeper setback should be evaluated for any negative impact on the flanking properties and on the streetscape, and all negative impacts mitigated. The property owners then should be able to proceed with applications to demolish and for new construction.

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HERITAGE IMPACT ASSESSMENT 52 HARRISON AVENUE TOWN OF AURORA

**HERITAGE IMPACT ASSESSMENT  
52 HARRISON AVENUE, TOWN OF AURORA**

**1.0 BACKGROUND AND TERMS OF REFERENCE**

**1.1 BACKGROUND**

The legal description of the property at 52 Harrison Avenue is Lot 45, Plan 120, Town of Aurora. This location (Figure 1) is primarily a neighbourhood of one and two storey, single family dwellings spanning in age from the registration date of Plan 120 in 1912 to recent infill. Lot 45 has not been subdivided since surveyed for Plan 120. The property contains a 1920s dwelling facing south to Harrison Avenue. There are no outbuildings or garage. Although the dwelling is in a habitable condition, it is currently unoccupied.



**Figure 1: Property Location**

The property owners are intending to demolish the dwelling and build a two storey, single family dwelling for their own use and occupancy.

**1.2 TERMS OF REFERENCE**

The property owners have given notice of their intention to demolish the dwelling and apply for a building permit for new construction. As part of the application process, the Town of Aurora ("Town") requires a Heritage Impact Assessment and Conservation Plan ("HIA") compiled according to the *Town of Aurora Heritage Impact Assessment and Conservation Plans Guide, August 2016* ("Guide"). The conservation plan is only required if the findings of the HIA conclude the property contains a cultural heritage resource that merits a conservation strategy. The HIA is to be completed by a qualified heritage consultant.

Su Murdoch of Su Murdoch Historical Consulting is a member in good standing of the Canadian Association of Heritage Professionals and has experience in this type of study in Aurora and elsewhere in Ontario. This HIA has been compiled within the parameters of the *Guide*, without influence of the intention of the property owners to demolish the existing structure.

## **2.0 METHODOLOGY**

### **2.1 SOURCES**

The findings and recommendations of this HIA are based on information provided by the current property owners, documentary research, a property title search at the York Region Land Registry Office, and a site visit to the property and neighbourhood on October 24, 2016. A conceptual site plan, front elevation, and floor plans of the proposed dwelling were provided by the owners.

No structural assessment or physical condition analyses of the dwelling was deemed necessary for purposes of this HIA.

This HIA does not include the identification of archaeological resources or areas of archaeological potential. That fieldwork, if required by the Town, can only be undertaken by an archaeologist licensed under the Ontario Heritage Act ("Act").

### **2.2 ONTARIO REGULATION 9/06**

Ontario Heritage Act Regulation 9/06: *Criteria for Determining Cultural Heritage Value or Interest* ("O. Reg. 9/06") sets the minimum standard for criteria to be used by municipalities when evaluating a property being considered for protection under s. 29 of the Act (municipal designation of an individual property). One or more of the criterion in the categories of Design or Physical Value or Interest, Historical or Associative Value or Interest, and Contextual Value must be met for the property to be protected (designated). For consistency in the methodology used for determining cultural heritage value or interest, O. Reg. 9/06 was applied as the framework of evaluation in this HIA.

## **3.0 HERITAGE STATUS OF THE PROPERTY**

### **3.1 HERITAGE STATUS**

This property is not protected under the Act as an individual property or governed by a heritage conservation easement agreement. It is not adjacent to any property that is protected under the Act.

### **3.2 HERITAGE CONSERVATION DISTRICT STUDY**

Part V of the Act permits a municipality to protect a geographic area deemed to collectively hold cultural heritage value or interest as a Heritage Conservation District ("HCD"). The Northeast Old Aurora HCD established in 2006 is an example.

HERITAGE IMPACT ASSESSMENT 52 HARRISON AVENUE TOWN OF AURORA

In August 2012, the Town initiated a HCD Study for an area identified as the Southeast Old Aurora community. The Town considers this area to be “rich in cultural heritage resources and history,” stating that: “This community displays a range of unique architectural styles, attractive streetscapes, vistas, landscaping, as well as public buildings and spaces.”<sup>1</sup> The entire length of Harrison Avenue is within the HCD Study area. The HCD Study and public consultation were completed and the outcome was not to proceed with protection of the area under Part V of the Act. This HCD initiative has been set aside indefinitely by the Town.

### **3.3 REGISTER OF PROPERTIES OF CULTURAL HERITAGE VALUE OR INTEREST**

The Act provides under s. 27(1) that “The clerk of a municipality shall keep a register of property situated in the municipality that is of cultural heritage value or interest.” The only applicable provision of the Act for a “listed” property is s. 27(3) which requires that the property owner must give the municipal Council at least 60 days notice in writing of the intention to demolish or remove a building or structure from the listed property. This is interpreted to mean 60 days notice of the intention to apply for a demolition permit. The Town has implemented provisions of the Planning Act to set the additional requirement that an HIA must accompany an application to demolish, as well other applications for approvals for a listed property.

Likely in recognition of the potential of this neighbourhood as an HCD, the properties within the Southeast Old Aurora HCD Study area are listed on the *Town of Aurora Register of Properties of Cultural Heritage Value or Interest, March 2014* (“Register”). It is this listing of 52 Harrison Avenue that has prompted the requirement for an HIA. No description of the property accompanies the online version of the Register.

## **4.0 HISTORICAL OR ASSOCIATIVE VALUE**

### **O. Reg. 9/06:**

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

### **4.1 TOWN OF AURORA**

“About 1804” is the beginning date of settlement at Aurora’s major intersection of Yonge and Wellington streets, with Whitchurch Township on the east side of Yonge and King Township on the west side. The first gristmill in the area is believed to have been west of Yonge, near

<sup>1</sup> *Residents Guide to the Southeast Old Aurora HCD Study, January 2014.*

HERITAGE IMPACT ASSESSMENT 52 HARRISON AVENUE TOWN OF AURORA

Wellington, on property patented by William Tyler in 1805. Another landowner at the Yonge and Wellington intersection was John Richard Machell. The crossroads that became Aurora was known first as Machell's Corners.

Settlement of the area transformed when the first train on the Ontario, Simcoe & Huron Union Railroad line arrived on May 16, 1853. A railway station was built near the intersection of Yonge and Wellington and the frontages of the township lots were surveyed into building lots.

On January 1, 1854, Machell's Corners was renamed Aurora. New industries and shops soon lined Yonge Street and adjoining streets. By 1863, the population reached 700, sufficient to incorporate as a village. On January 1, 1888, it was incorporated as a Town. On January 1, 1971, the regional Town of Aurora was founded incorporating the historic town core and the bordering township lands.

#### **4.2 RADIAL AND RAILWAY LINES**

Of significance to the history of the subdivision that contains 52 Harrison Avenue is the founding in 1877 of the Metropolitan Street Railway Company of Toronto. Its mandate was to construct street railways in the city of Toronto and the surrounding municipalities. In 1884, the County of York signed an agreement granting the Metropolitan a thirty year franchise to provide trolley service throughout the county. Construction began at Toronto and the first electric trolley car arrived at the village of Richmond Hill in January 1897. In August 1899, the Metropolitan trolley car made its first trip from Richmond Hill, through Aurora, north to Newmarket. For the most part, the radial line tracks were in the centre or to one side of the Yonge Street right-of-way.

Coinciding with the development of the radial line was the start in July 1899 of the construction of the Schomberg & Aurora Railway steam rail service between the towns of Schomberg and Aurora. The line opened on September 5, 1902, with a station at King Road and Yonge Street to intersect with the Metropolitan Railway line.

In 1904, the assets of the Metropolitan were sold to the Toronto & York Radial Railway Company, which also bought the Schomberg & Aurora Railway. Two years later, a station was constructed in Aurora, immediately north of the Methodist church at Tyler and Yonge streets. Passengers could board at stops indicated by numbers painted on the power poles. By 1909, the radial line was open to Sutton, its final terminus. The City of Toronto acquired the Toronto & York Radial in 1922. By 1926, there were twenty one trolley cars passing daily each way along Yonge Street.<sup>2</sup>

The advantage of this radial and railway network is that people could live near the route and commute daily to places of employment anywhere along the line. The demand for housing increased and the number of residential subdivisions began to accelerate. The subdivision that

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<sup>2</sup> *The Liberal*, August 5, 1926.

HERITAGE IMPACT ASSESSMENT 52 HARRISON AVENUE TOWN OF AURORA

includes 52 Harrison Avenue, Plan 120, was registered in 1912.

With the rise in private ownership of automobiles and improvements in roadways and public bus networks, the cost of maintaining the radial and rail service was found to be a bankrupt enterprise. The Schomberg & Aurora Division was closed in June 1927. Radial service along Yonge Street ended on March 15, 1930. By then, the pattern of living in a subdivision and commuting to work was well established.

**4.3 PROPERTY CHRONOLOGY**

**4.3.1 WALTER COLLIS AND PLAN 120**

For the 1901 personal census, Walter Collis was enumerated in King Township. According to the census, he was born in England in 1855 and his ethnicity was American. His wife, Clara, was born in the United States in 1861. Their year of immigration to Canada is given as 1900. Walter was the proprietor of a tannery and among the early property owners along Yonge Street to recognize the economic potential of registering a plan of subdivision.

In 1912, Collis commissioned Public Land Surveyors Cottham & Cottham to alter the existing Town of Aurora Plan 64 “by eliminating all the lots and streets shown upon the said plan and by the registration of a new plan covering all the said lots and streets as well as other lands being part of Lot 79 Con. 1 Tp. of Whitchurch in the County of York.”<sup>3</sup> The outcome is Plan 120 drawn in May and registered in September 1912 (Figure 2).

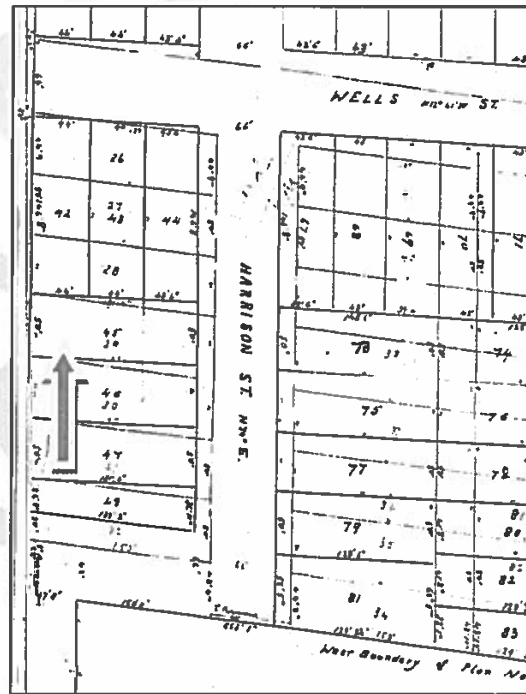


Figure 2: Extract of Plan 120 indicating Lot 45

**4.3.2 HERMES ERASTUS PROCTOR (OWNER 1912)**

The property at 52 Harrison Avenue is Lot 45, Plan 120. The Abstract of Title for Lot 45 opens on September 21, 1912, with the sale by Walter and Clara Collis to Hermes Erastus Proctor. In total, Proctor paid \$6,000 to Collis for Lots 1 thru 101, Plan 120. This price is an indication that the 101 lots were vacant. On the deed, Collis is identified as a tanner and Proctor as a postmaster. All were residents of Aurora. Proctor was the subscribing witness for the

<sup>3</sup> Wording extracted from the registered copy of Plan 120.

HERITAGE IMPACT ASSESSMENT 52 HARRISON AVENUE TOWN OF AURORA

registration of Plan 120 at the Land Registry Office. This suggests he was a partner in this land initiative.

Hermes Proctor was born in Ontario in 1860, the son of William Proctor and Susannah Banting. In 1882, he married Mary E. Sheppard in York County. He was appointed postmaster at Aurora in 1892 and retained the position until 1940.

**4.3.3 RUTH AND WILLIAM LEWIS BANBURY (OWNERS 1912 TO 1921)**

On September 24, 1912, Hermes and Mary Proctor sold Lots 43, 45, and 46, Plan 120, to Ruth Banbury, wife of William Lewis Banbury, of Aurora. She paid \$550 for the three lots. Lot 43 has frontage on Wells Street; Lots 45 and 46 front on Harrison.

The deed indicates a restriction on the sale: "Only one dwelling is to be erected on each Lot, said dwelling to cost not less than \$1,500 and to be set back fifteen feet from the Street line." Evidently the Proctors did not want to be responsible for the creation of a slum with high density, low quality housing, crowded onto the average fifty foot frontage lots.

According to census records and an online family genealogy,<sup>4</sup> William Banbury was born in Whitby Township in 1851 and lived in the Whitby and Pickering areas before moving to Aurora in the 1890s to open a livery. He married Ruth Bell of Claremont, Pickering Township, in 1906. Banbury Street in Aurora is "named for the livery on the west side of Yonge Street, north of the United Church, from 1904 to 1919."<sup>5</sup>

The 1911 census indicates that William ["Louis"], Ruth, and William's mother Elizabeth Banbury (born in England, age 90) were living together in Aurora. Elizabeth died in December 1913. The 1921 census gives the location of the Banbury household as Yonge Street, not Harrison. The 1935 List of Electors for Aurora indicates that the Banburys were still living on Yonge Street.

**4.3.4 RICHARD AND EDITH TUSTIAN (OWNERS 1921 TO 1927)**

On May 18, 1921, Ruth Banbury of Aurora sold Lot 45 to Richard Tustian and his wife Edith, of Aurora. Richard gave his profession as a moulder.<sup>6</sup> They paid \$300 for the lot, the price suggesting it was vacant.

Richard Hutt Tustian was born about 1870 in York County. He married Edith Browning in 1893. She was born about 1873 in England. The 1921 census indicates that Richard and Edith were living on Wells Street in Aurora. The only child living with them was Olive Gertrude, born in

<sup>4</sup> Ancestry.ca online database.

<sup>5</sup> *Notes on Aurora Street Name Origins*, Compiled by the Aurora Historical Society, 2007.

<sup>6</sup> The profession of moulder could be that of someone who makes moulds used for casting iron, brass, etc. It is also applied to someone making and/or applying wood moulding as a building material, usually produced by a planning factory.

HERITAGE IMPACT ASSESSMENT 52 HARRISON AVENUE TOWN OF AURORA

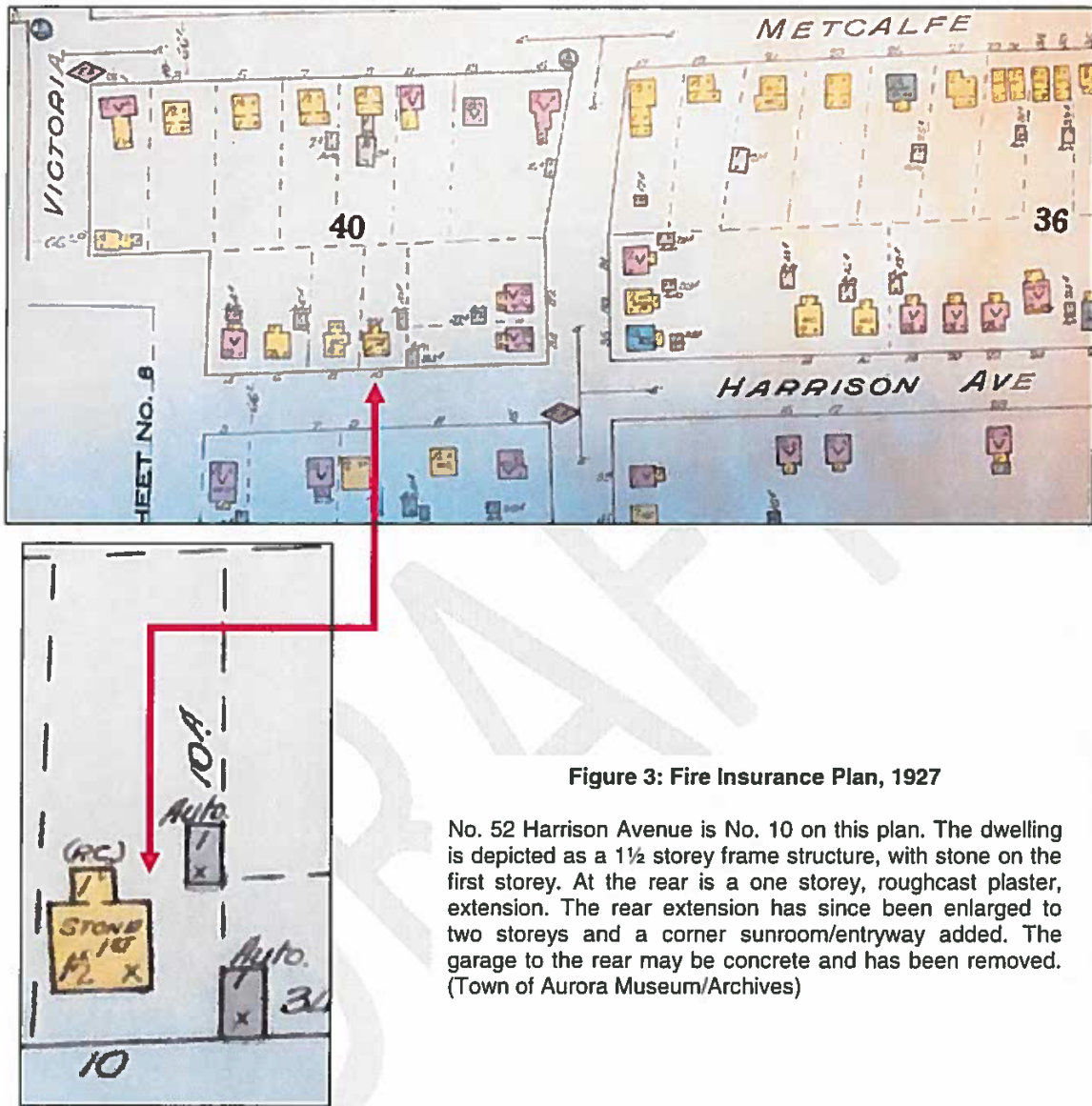


Figure 3: Fire Insurance Plan, 1927

No. 52 Harrison Avenue is No. 10 on this plan. The dwelling is depicted as a 1½ storey frame structure, with stone on the first storey. At the rear is a one storey, roughcast plaster, extension. The rear extension has since been enlarged to two storeys and a corner sunroom/entryway added. The garage to the rear may be concrete and has been removed. (Town of Aurora Museum/Archives)



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1901, a stenographer. The property at 36 Wells Streets, near 52 Harrison, is commemorated by the Town as the Tustian House, 1920 (Figure 15).

**4.3.5 ARCHIBALD AND MARGARET HOFFMAN (OWNERS 1927 TO 1948)**

It was September 1927 when Richard and Edith Tustian sold Lot 45 to the Reverend Archibald C. Hoffman and his wife Margaret. They paid \$4,300. This increase in value from \$300 in 1921 suggests that the Tustians built the dwelling at 52 Harrison between May 1921 and September 1927. The 1927 fire insurance plan for Aurora (Figure 3) confirms that the dwelling was standing when the insurance plan was compiled.

In October 1936, Archibald transferred his share of the ownership to Margaret. The 1940 Voter's List confirms that the Reverend and Mrs. A.C. Hoffman were living on Harrison Avenue.

**4.3.6 DAVID AND JEAN HILL (OWNERS 1948 TO 1965)**

Margaret Hoffman was a resident of Aurora when she sold Lot 45 to David and Jean Hill. David was a local merchant.

**4.3.7 GEORGE ALLAN AND BARBARA JOYCE STOREY (OWNERS 1965 TO 2016)**

George Allan Storey of the City of Toronto was identified as an "Architectural Representative" when he and his wife Barbara Joyce bought Lot 45 from David and Jean Hill.

**4.3.8 BRIAN AND GERALDINE MATHESON (CURRENT OWNERS)**

It was Dean and Janet Storey, presumably the executors of George and Barbara Storey, who sold the property on July 6, 2016, to the current owners, Brian and Geraldine Matheson.

**4.4 SUMMARY OF HISTORICAL OR ASSOCIATIVE VALUE**

In the early 20<sup>th</sup> century, the availability of public transit for commuting, plus the increasing affordability of automobiles, inspired the creation of residential subdivisions along the Yonge Street corridor north of Toronto. Lot 45, now 52 Harrison Avenue, was created in 1912 when subdivision Plan 120 was registered by Aurora tannery proprietor Walter Collis, in association with local postmaster Hermes Proctor.

Unlike today, subdivision lots of this period were sold vacant. Rows of houses were not built on speculation without a predetermined client. Lot 45, for example, sold several times before the existing dwelling was erected likely by Richard and Edith Tustian sometime between May 1921 and 1927. The Tustians are also associated with the nearly identical dwelling at 36 Wells Street.

HERITAGE IMPACT ASSESSMENT 52 HARRISON AVENUE TOWN OF AURORA

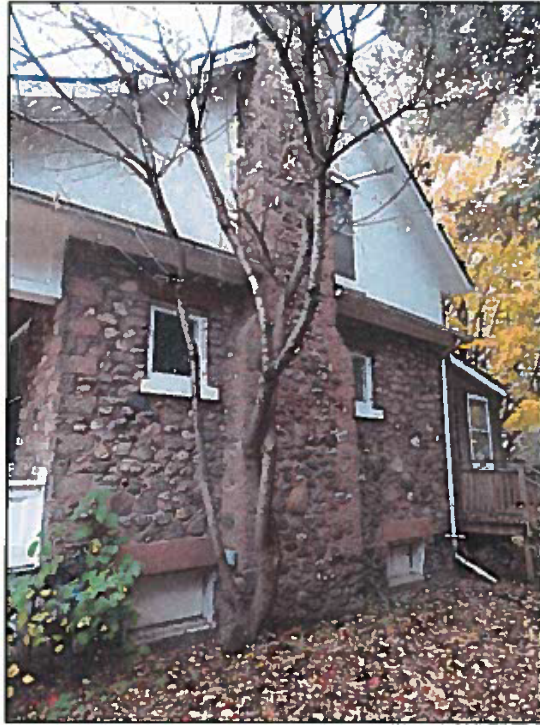


**Figure 4: Above: Front (south) façade, 2016**

**Figure 5: Below: Front and east façades, 2016**



HERITAGE IMPACT ASSESSMENT 52 HARRISON AVENUE TOWN OF AURORA



**Figure 6: Above: East façade, 2016**

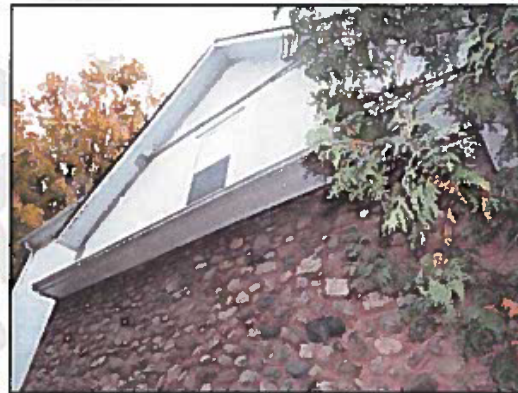
**Figure 7: Below: East façade showing sunroom entryway addition, 2016**



HERITAGE IMPACT ASSESSMENT 52 HARRISON AVENUE TOWN OF AURORA



**Figure 8: Above:** North façade showing sunroom on left and two storey addition on right, 2016. When built, the rear addition was a centrally placed, one storey, frame and roughcast plaster structure.



**Figure 9: Right and Below:** West wall showing edge of two storey north addition and recladding plus a change in the window of west roof gable, 2016

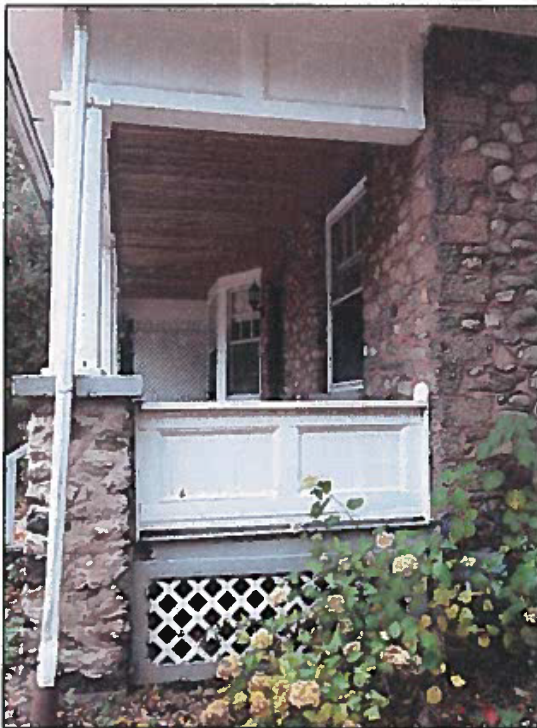


HERITAGE IMPACT ASSESSMENT 52 HARRISON AVENUE TOWN OF AURORA

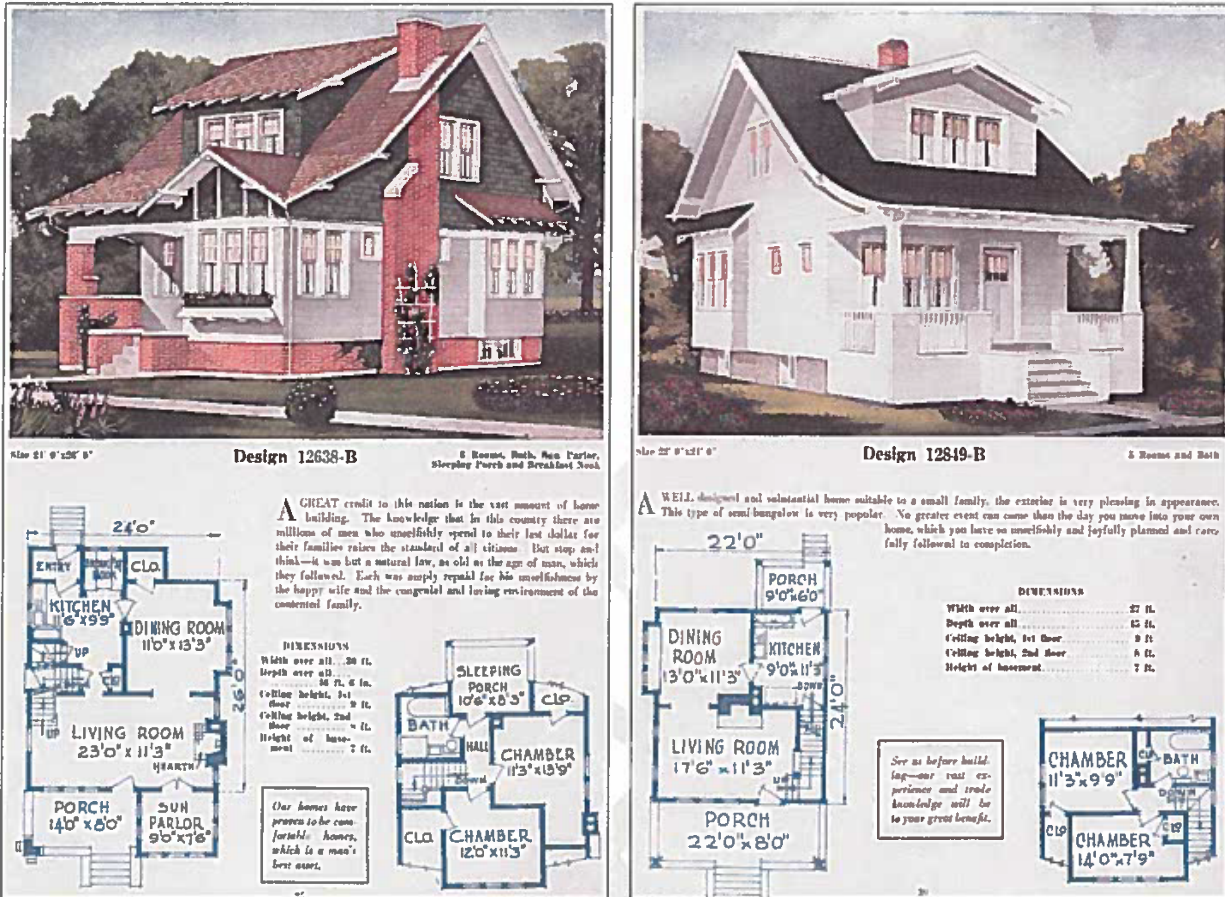


**Figure 10: Left: Original Front door, 2016**

**Figure 11: Below: Verandah details, 2016**



HERITAGE IMPACT ASSESSMENT 52 HARRISON AVENUE TOWN OF AURORA



**Figure 12: Examples of house designs available in the 1920s and 1930s**

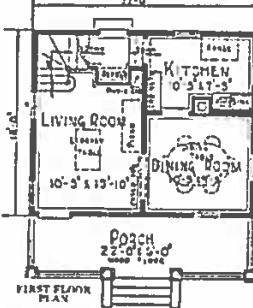
These architectural plan book examples have features similar to 52 Harrison Avenue and 36 and 93 Wells Street, notably in the massing, roof dormer, "piano key" style window sash, bellcast curve to the roof, front door type, and verandah with short support posts set on pillars.

HERITAGE IMPACT ASSESSMENT 52 HARRISON AVENUE TOWN OF AURORA

**FIVE ROOMS, BATH AND PORCH**



Can be built on a lot 23 feet wide



FIRST FLOOR PLAN

**THE WINDSOR** is a two-story home, styled in the popular semi-bungalow architecture. Every detail of its beautiful exterior, and every room within, is planned to give lasting satisfaction.

The low price of the Windsor is proof of the big saving resulting from our "Honor Bill" system. Besides, our direct-from-the-factory-to-you method has no equal.

**Exterior.** Just observe the striking effect of the second floor balcony. Also, the purlins underneath the wide overhanging eaves, the spacious front porch, 22 feet by 6 feet, and the combination of shingles and cypress siding!

**FIRST FLOOR**

The Living Room is entered from the front porch. It measures 10 feet 5 inches by 13 feet 10 inches. Directly opposite the entrance is the open stairway to the second floor. A piano and the furniture may be grouped attractively. Near the door for the piano is a built-in music cabinet. Lits and air freshen sides.

The Dining Room and the living room are connected by a wide curved opening. Size of dining room is 8 feet 5 inches by 11 feet 5 inches. Here the dining set has plenty of elbow room, and accommodation for family and guests.

The Kitchen. From the dining room a swinging door leads to the built-in kitchen. The built-in kitchen cabinet and the space for sink, range and table is handy, so that time and effort is not wasted. A door leads to the rear entry which has space for a refrigerator, stairs to basement, and a p.c.

**SECOND FLOOR**

The Bedrooms. A doorway from the living room leads to the hall on the second floor. This hall connects with the two bedrooms and the bathroom. Each bedroom has a closet door, and is well lighted and ventilated by windows.

The Bathroom. Room for lavatory, laundry and storage.

Height of Ceilings. First Floor, 9 feet from floor to ceiling. Second Floor, 8 feet 2 inches from floor to ceiling. Basement, 7 feet from floor to joists.

Honor Bill

## The Windsor

No. P2193 "Already Cut" and Fitted

### \$1,577<sup>00</sup>

**What Our Price Includes**

At the price quoted we will furnish all the material to build this five-room house, consisting of:

Lumber: Lath;  
 Siding, Best Grade Clear Red Cedar Shingles;  
 Siding, Clear Spruce or Clear Red Cedar Sawn  
 Yellow Red, Cypress, Best Grade Clear Red Cedar  
 Shingles Above 10th Floor;  
 Framing Lumber, No. 1 Quality Douglas Fir or  
 Pacific Coast Hemlock;  
 Finishing, Clear Douglas Fir or Pacific Coast Hemlock  
 Porch Flooring, Clear Douglas Fir or Pacific Coast  
 Hemlock;  
 Finishing Lumber  
 High Grade Millwork (see pages 110 and 111);  
 Interior Doors, Five Cross Panel Doors of Douglas  
 Fir;  
 Trim, Beveled Grain Douglas Fir or Yellow Pine  
 Windows, 4 1/2" x 6" Clear White Pine  
 Moldings Cases;  
 Kitchen Cabinets;  
 Lane Trough and Down Spout;  
 60-Lb. Building Paper, Best Weights;  
 Standard Design Hardware (see page 132);  
 Paint for Three Coats Outside Trim and Siding;  
 Stain for Two Coats Outside Trim and Siding;  
 Shelves and Veneers for Interior Trim and Doors;  
 Complete Plans and Specifications.

We guarantee enough material to build this house,  
 from plans not including cypress, brick or stone. See  
 description of "Honor Bill" Home on pages 12 and 13.

**OPTIONS**

Hard Floor and Floor Finish, to take the place of  
 wood lath, \$125.00 extra. See page 100.  
 Ceramic or Enamel Tiles, guaranteed 22 years, instead  
 of wood lath, \$150.00 extra.  
 Stone Steps and Windows, \$175.00 extra.  
 Seven Doors and Windows, galvanized wire, \$12.00 extra.

For prices of Plumbing, Heating, Wiring,  
 Electric Fixtures and Shades see pages 130  
 and 131.

SEARS, ROEBUCK AND CO. rent Page 83

For Our Easy Payment Plan See Page 144

Figure 13: An Honor Bill "Modern Home" available in 1926 for \$1,577.

HERITAGE IMPACT ASSESSMENT 52 HARRISON AVENUE TOWN OF AURORA

The first occupants of 52 Harrison are believed to be the Reverend Archibald C. Hoffman and his wife Margaret. Any commemoration of the Hoffmans seems redundant, if only to acknowledge that they lived here from 1927 to 1948.

In this instance, the historical or associative value is found in how early 20<sup>th</sup> century subdivisions, such as Plan 120, developed piecemeal as individuals bought vacant lots and erected single family dwellings. This “theme” is not found in how the property at 52 Harrison evolved individually. It was simply a vacant lot bought by an individual who was living in the area and who likely erected the dwelling in the 1920s on speculation for resale. It has served as a private dwelling since that date.

## **5.0 DESIGN OR PHYSICAL VALUE**

### **O. Reg. 9/06:**

The property has design value or physical value because it,

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

## **5.1 DATE OF CONSTRUCTION**

This dwelling was built between May 1921 and the compilation of the 1927 fire insurance plan for Aurora.

## **5.2 STYLE AND FORM**

Architectural plan books have been available since the mid 19<sup>th</sup> century. The first were published by architects, builders, and landscape architects advocating their design philosophy and practice. American based George Franklin Barber took this to another level with his mail order business for prefabricated house kits that could be shipped to the site by boxcar.

By the 1920s, the majority of housing was erected by those who could not afford to custom design and build. The design and materials used were heavily influenced by architectural plan books and catalogues produced by companies in the building supply trade. Publications such as the *Honor Bilt Brand of Modern Homes* sold by the American based Sears, Roebuck and Co. and the *Latham Bros. Lumber Company Book of Homes* (Figures 12 and 13) offered affordable housing designs organized by number of rooms and price, with available upgrades.

The intent was for the property owner to order the complete prefabricated house kit, including installation, or for do it yourself assembly. Many of these published designs and floor plans were copied by local builders on request of property owners, bypassing the supplier. Variations of one design either ordered from the company or copied by a local builder are evident in the Plan 120



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**Figure 14: No. 93 Wells, 2016**

This is a variation of No. 36 Wells and No 52 Harrison. The Town of Aurora has commemorated this dwelling with the heritage plaque shown left.



HERITAGE IMPACT ASSESSMENT 52 HARRISON AVENUE TOWN OF AURORA



**THE TUSTIAN  
HOUSE  
1920**



**Figure 15: No. 36 Wells, 2016**

This is a variation of No. 93 Wells and No. 52 Harrison. The rear extension is closer to as built than No. 52 Harrison. This dwelling is commemorated as the Tustian House, 1920. This is presumed to be the same Richard Tustian who likely built 52 Harrison.

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neighbourhood. For example, 52 Harrison is very similar to 36 and 93 Wells (Figures 14 and 15).

Many designs for dwellings in the 1920s and 1930s were inspired by the low profile Prairie and Craftsman styles, incorporating wood and stone with earth tone colour finishes. This is the style influence evident at 52 Harrison.

### **5.3 DESCRIPTION**

When comparing the dwellings at 52 Harrison, 36 Wells, and 93 Wells, to the plan book designs shown as Figures 12 and 13, it is evident that these are not a custom build. No 52 Harrison and 36 Wells are attributed to Richard Tustian. He likely copied the plan book design and made slight variations to individualize the look for street appeal and/or perhaps to economize on materials. It is not known if Tustian was also associated with 36 Wells.

Variations of the following features are common to the three dwellings:

- 1½ storey massing
- asymmetrical, medium pitched gable roof, elongated in the front with a bellcast shaped overhang covering the one storey verandah
- gable roofed dormer
- exterior stone chimneys cutting through the roof to a larger width chimney stack
- asymmetrical front bay façade (with bay windows and single door opening)
- style of the front door
- open, front verandah with stairway access
- verandah roof supported by short, panelled or boxed posts set on tall pillars
- verandah with panelled and arched, or unadorned, fascia and soffit
- rubblestone veneer with what may be textured concrete corner (quoin) blocks
- mix of "piano key" and 6x6 pane type window sashes
- basement windows

### **5.4 HERITAGE INTEGRITY**

Much of the as built 1920s fabric of the dwelling at 52 Harrison survives. The rear of the dwelling has been changed by the replacement of the original one storey, centrally placed section, with a corner sunroom and entryway abutting a two storey, frame and plaster addition. This has impacted the appearance of the north, west, and east facades and changed the configuration of the interior floor plan. The gable ends of the main roof have been reclad and the window fenestration changed.

HERITAGE IMPACT ASSESSMENT 52 HARRISON AVENUE TOWN OF AURORA

It is impossible to determine which of the three near identical dwellings are more authentic or closer to their as built appearance. There are differences between the three that may be original; others have evolved over time.

#### **5.5 SUMMARY OF DESIGN OR PHYSICAL VALUE**

As the source of the design and finishing of this dwelling is evidently a 1920s plan book/ building supply catalogue, the property should not be categorized as “a rare, unique, or early example of a style, type, expression, material or construction method.” It is representative of the way in which most housing of the 1920s was inspired and built, but so are the many near identical and/or similar vintage examples found in this Aurora neighbourhood and other early 20<sup>th</sup> century subdivisions. During this period, Craftsman and Prairie style influence was the most prevalent. These plan book dwellings do not have a high degree of individual craftsmanship or technical achievement.

#### **6.0 CONTEXTUAL VALUE**

##### **O. Reg. 9/06**

The property has contextual value because it,

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

An important contributor to the character of Harrison Street is the uniformity in the streetscape composition. As evident on the 1927 insurance plan (Figure 3), the front setbacks are aligned along the street frontage. This was achieved before the onset of Official Plans, zoning bylaws, and building regulations. On Harrison and nearby streets, it may be the result of the original proviso on the sale of a vacant lot that the dwelling was “to be set back fifteen feet from the Street line.” A uniform setback creates equal front yards and aligns the important front verandahs, where children played, families cooled down on hot summer evenings, and neighbours socialized. A community was being created through planning and development rules.

As one among many of similar character, the contextual value of this property is less about what is standing on the site, as what is being proposed. Whatever the future of this site, it should maintain and support the traditional character of the Harrison streetscape and this neighbourhood.

HERITAGE IMPACT ASSESSMENT 52 HARRISON AVENUE TOWN OF AURORA

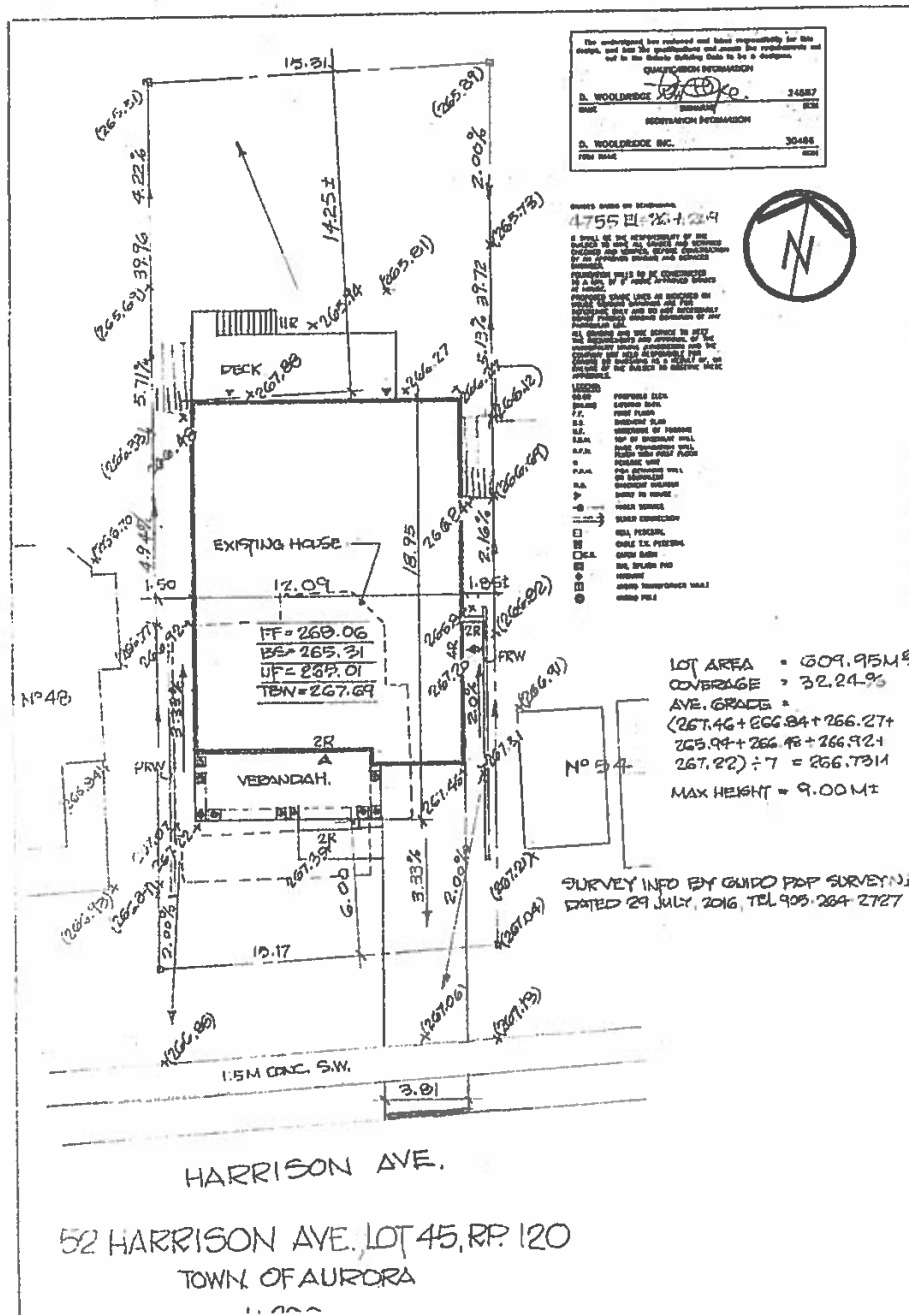


**Figure 16: Above:** Traditional alignment of front setbacks and verandahs between 52 Harrison (in background) and No. 54 on the east (foreground).

**Figure 17: Below:** Traditional alignment of front setbacks and verandahs between 52 Harrison (right) and No. 48 (left).



HERITAGE IMPACT ASSESSMENT 52 HARRISON AVENUE TOWN OF AURORA



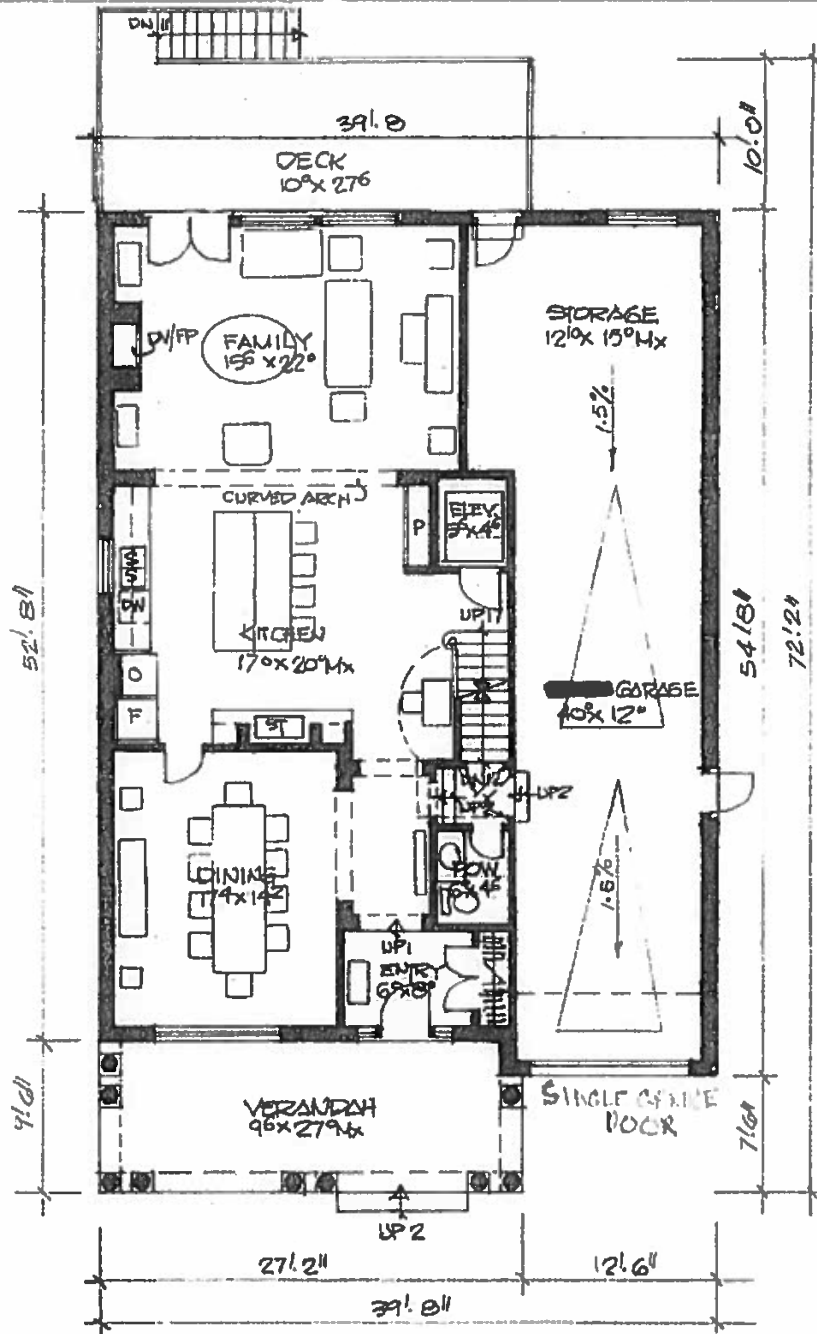
**Figure 18: Existing site plan with an overlay of the proposed site plan for 52 Harrison Avenue.**

HERITAGE IMPACT ASSESSMENT 52 HARRISON AVENUE TOWN OF AURORA



**Figure 19: Conceptual front (south) elevation for new build at 52 Harrison Avenue.**

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FIRST FLOOR (1360.0<sup>sq</sup>)  
GFA = 2379.00<sup>sq</sup>



**Figure 20:** Proposed first floor plan showing the integration of the single car garage and the setbacks.



## **7.0 PROPOSED DEVELOPMENT**

### **7.1 DESIGN INTENT**

The property owners are applying to demolish the 1920s dwelling and replace it with a two storey, single family dwelling. As depicted in Figure 18, the new build is about double in square footage and includes the garage. The side yard setback on the west is being increased, which correspondingly decreases the side yard on the east. The front yard setback is being increased by the depth of the existing verandah, thereby aligning the front of the proposed verandah with the location of the front wall (minus the verandah) of the standing house. The entrance to a single car width garage is aligned with the front wall of the proposed dwelling, thereby recessing the garage north from the front of the proposed verandah.

The property owners describe their design intent as follows:

Our plan is to replace the existing house with this plan [Figures 18, 19, 20]. The new house is designed very much in keeping with the heritage look and feel of the neighbourhood and would significantly improve and enhance the property as it is at present. The house is designed in the Arts & Crafts period style to retain historic integrity. A generous front porch and single car width garage set back from the front of the house are appealing features. The building materials: traditional brick with board & batten, and stone accents in the front are all being combined to create the designed style. . . .

[We] propose to build a new home designed to keep the character of the neighbourhood in mind. The overall size of the home has been kept to 3379 sq. ft. where the maximum coverage allowed is 4500 sq. ft. A large front porch with a single car garage will suggest a more country look. The position of the house further set back from the street with the garage recessed even further will soften the front elevation. The proposed Board & Batten and cedar shingles on the front elevation, 2<sup>nd</sup> storey, help the home to fit into its surroundings.

### **7.2 ANALYSES OF PROPOSED DEVELOPMENT**

Although there is no further plan to identify it as a HCD, the Town's description of this area as a "community" with "a range of unique architectural styles, attractive streetscapes, vistas, [and] landscaping" seems to be a sentiment shared by the owners of the subject property and, according to them, by others in the area.

The site plan and conceptual design being proposed for the new build respect the predominant two storey massing of this area. The multiple gables, hipped roof, and integrated and recessed single car garage are in keeping with the character of the streetscape. The most important element of the proposed design is the continuation of the tradition of an open verandah with

HERITAGE IMPACT ASSESSMENT 52 HARRISON AVENUE TOWN OF AURORA

short support posts resting on masonry bases. The proposed use of brick, board and batten, stone, cedar shingles, and multipaned window sashes, although not reflective of any one period style, should blend with the existing vintage housing.

As noted in 6.0 of this HIA, uniformity in the streetscape is important to maintaining its traditional neighbourhood character. The alignment of the front yard setbacks has been of particular concern since the sale of these addresses as vacant lots. It is recommended that the property owners evaluate their proposal to increase the front yard setback. The intent is to determine if there is any negative impact on the streetscape and long standing relationship between Nos. 48, 52, and 54 Harrison. This includes such factors as disruption of the street rhythm, new shadowing, privacy, obstruction of a significant view, etc.

## **8.0 CONCLUSION AND RECOMMENDATIONS**

If this area was governed by a Heritage Conservation District Plan as prescribed by Part V of the Act, 52 Harrison Avenue would be classified as a contributing property. As this is not a HCD and not likely to be protected as such, its cultural heritage value or interest needs to be evaluated by O. Reg. 9/06 as an individual property, not a property with a larger set of objectives and design parameters such as with a HCD.

Inspired by the rising demand for housing along the Yonge Street corridor north of Toronto, Plan 120 was surveyed in 1912. One to two storey, single family dwellings on whole (not subdivided) lots has been the “theme” of this neighbourhood since its inception. Historical or associative value is found in this larger story of how Plan 120 developed as a neighbourhood, but not in how the subject property specifically evolved.

As the source of the design and finishing of this dwelling is evidently a 1920s plan book/ building supply catalogue, this property should not be categorized as “a rare, unique, or early example of a style, type, expression, material or construction method.” It is representative of the way in which most working class housing of the 1920s was inspired and built, but this is true of the many identical and/or similar vintage examples found in this Aurora neighbourhood and other early 20<sup>th</sup> century subdivisions. During this period, Craftsman and Prairie style influence was the most prevalent. These plan book dwellings, including that at 52 Harrison, do not have a high degree of individual craftsmanship or technical achievement. The nearby dwellings at Nos. 36 and 93 Wells Street are nearly identical. No. 36 Wells and 52 Harrison are both attributed to Richard Tustian.

As one among many of similar character, the contextual value of this property is less about what is standing on the site, as what is being proposed. Whatever the future of this site, it should maintain and support the traditional character of the Harrison streetscape and this neighbourhood.

For these reasons, it is concluded that as a standalone property, 52 Harrison Avenue does not

HERITAGE IMPACT ASSESSMENT 52 HARRISON AVENUE TOWN OF AURORA

meet the test of O. Reg. 9/06 to warrant protection under the Act. The owner/likely builder, Richard Tustian is already commemorated by the heritage sign at 36 Wells Street. The commemoration of the first occupants, the Reverend C. Hoffman and his wife Margaret, seems redundant if only to acknowledge that they lived here from 1927 to 1948.

The current property owners have concluded that even with modernization and repair, this dwelling cannot meet their needs. Their proposed new build is in keeping with the traditional character of this streetscape and neighbourhood.

#### **RECOMMENDATIONS**

1. That the property owners consider the importance of maintaining the traditional front yard setbacks, and consequently the alignment of the verandahs, along the Harrison streetscape. If any negative impact on the flanking properties and/or the streetscape results from the proposed deeper setback (such as disruption of the street rhythm, new shadowing, privacy, obstruction of a significant view, etc.), this setback may need to be adjusted.
2. Following consideration of the front yard setback, the property owner should be able to submit this HIA to the Town with applications to demolish the existing dwelling and begin new construction.

*Overall, professional judgment was exercised in gathering and analyzing the information obtained and in the formulation of the conclusions and recommendations. Like all professional persons rendering advice, the consultant does not act as absolute insurer of the conclusions reached, but is committed to care and competence in reaching those conclusions.*

HERITAGE IMPACT ASSESSMENT 52 HARRISON AVENUE TOWN OF AURORA

**SOURCES**

Abstract of Title and related documents for Lot 45, Plan 120, Town of Aurora. York Region Land Registry Office.

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The assistance of Shawna White at the Town of Aurora (Museum and Archives) is appreciated.

**SU MURDOCH, B.A.**

**SUMMARY OF HERITAGE CONSULTING CREDENTIALS AND EXPERIENCE**

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SU MURDOCH is the principal in SU MURDOCH HISTORICAL CONSULTING.

Founded in 1990, projects have been completed by Su Murdoch Historical Consulting for individual, corporate, and public clients across Ontario. Much of this work has involved the evaluation of the cultural heritage value or interest of properties and preparation of Heritage Impact Statements.

SU MURDOCH is a professional member in good standing of the Canadian Association of Heritage Professionals for 2016.

EDUCATION

Bachelor of Arts (History)  
Certificate in Cultural Landscape Theory and Practice (Willowbank Centre)  
Archival Principles and Administration certification  
Related research skills training

AWARDS AND RECOGNITION

Town of Markham Heritage Award of Excellence  
Ontario Historical Society Fred Landon Award for Best Regional History Publication (*Beautiful Barrie: The City and Its People: An Illustrated History*)  
Ontario Heritage Foundation Community Heritage Achievement Award  
Ontario Historical Society Special Award of Merit  
City of Barrie Heritage Conservation Award

RELEVANT PROJECTS

AVAILABLE ON REQUEST

Attachment 5

