



Town of Aurora  
Heritage Advisory Committee  
Meeting Minutes

**Date:** Monday, October 17, 2016

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

**Committee Members:** Councillor Jeff Thom (Chair), Councillor Wendy Gaertner (Vice Chair, arrived 7:03 p.m.), Neil Asselin, Barry Bridgeford, Bob McRoberts (Honorary Member), Carol Gravelle (arrived 7:13 p.m.), James Hoyes, John Kazilis, and Martin Paivio

**Member(s) Absent:** None

**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 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 Bob McRoberts**  
**Seconded by James Hoyes**

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

- Delegation (b) Kris Jeppesen, Property Owner, and Kent Taylor, representing Taylor Design Group  
Re: Item 3 – HAC16-014 – Request to Demolish a Property on the Aurora Register of Properties of Cultural Heritage Value or Interest, 14574 Leslie Street
- Delegation (c) Tina Motavalli Haghighi and Farshad Ahmadzadeh, Applicants  
Re: Item 2 – HAC16-013 – Heritage Permit Application, 82 Centre Street, File Number: NE-HCD-HPA-16-08

**Carried as amended**

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

**Heritage Advisory Committee Meeting Minutes of September 12, 2016**

**Moved by Barry Bridgeford  
Seconded by John Kazilis**

That the Heritage Advisory Committee meeting minutes of September 12, 2016, be received for information.

**Carried**

### **4. Delegations**

- (a) Fausto Filipetto, Senior Policy Planner, Town of Aurora  
Re: Library Square and Town Park**

Mr. Filipetto presented an overview of the Concept Plan of the Cultural Precinct and discussed the comments received from residents during the public consultations.

**Moved by Barry Bridgeford  
Seconded by James Hoyes**

That the comments of the delegation be received for information.

**Carried**

**(b) Kris Jeppesen, Property Owner, and Kent Taylor, representing Taylor Design Group**

**Re: Item 3 – HAC16-014 – Request to Demolish a Property on the Aurora Register of Properties of Cultural Heritage Value or Interest, 14574 Leslie Street**

Mr. Taylor provided an overview of the property and noted the difficulties of obtaining a consultant to conduct a heritage assessment of the property.

**Moved by Martin Paivio**

**Seconded by James Hoyes**

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

**Carried**

**(c) Tina Motavalli Haghighi and Farshad Ahmadzadeh, Applicants**

**Re: Item 2 – HAC16-013 – Heritage Permit Application, 82 Centre Street, File Number: NE-HCD-HPA-16-08**

Ms. Motavalli Haghighi stated that the property was not identified as a heritage property at the time of purchase, and that they started to complete the renovations that were incomplete by the previous owners.

**Moved by Carol Gravelle**

**Seconded by John Kazilis**

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

**Carried**

## **5. Matters for Consideration**

The Committee consented to consider the items in the following order: Items 3, 2, and 1.

**1. HAC16-011 – Cultural Heritage Landscapes in the Town of Aurora**

Staff provided an overview of Cultural Heritage Landscapes and discussed the proposed framework. The Committee expressed support and interest towards the initiative.

**Moved by Martin Paivio**

**Seconded by Carol Gravelle**

1. That Report No. HAC16-011 be received and **provided to General Committee for information;** and
2. That the Heritage Advisory Committee recommend to Council:
  - (a) That a preliminary study to identify potential Cultural Heritage Landscapes in the Town of Aurora be approved; and
  - (b) That an external heritage consultant to assist with the implementation of the preliminary study be approved; and
  - (c) That a working group be established to identify potential Cultural Heritage Landscapes in the Town of Aurora.

**Carried as amended**

**2. HAC16-013 – Heritage Permit Application, 82 Centre Street, File Number: NE-HCD-HPA-16-08**

Staff indicated that the owners are seeking conformity to the Compliance Order that has been placed on the property. Staff provided an overview of the alterations that have been made to the structure and advised of specific components that were not in keeping with the district plan and streetscape. The Committee expressed concern regarding the alterations that were not approved.

**Moved by Bob McRoberts**

**Seconded by John Kazilis**

1. That Report No. HAC16-013 be received; and

2. That the Heritage Advisory Committee recommend to Council:
  - (a) That the following components of Heritage Permit Application NE-HCD-HPA-16-08 be approved:
    - i. The modified roofline on the rear elevation;
    - ii. Removal of the chimney; and
    - iii. Installation of two new Patio Doors on the rear elevation; and
  - (b) That the following components of Heritage Permit Application NE-HCD-HPA-16-08 be denied:
    - i. Alteration of the front veranda, including enclosed porch with stucco finish and columns;
    - ii. Installation of new Front door;
    - iii. Installation of new Patio Door on the front elevation;
    - iv. Installation of new sliding vinyl windows on the west elevation; and
    - v. Covered window openings on the east elevation; and
  - (c) That Legal Services explore the possibility of laying a charge against the owner **and/or the previous owner** for the removal of the original enclosed front wall, removal of windows on the west and east elevations, removal of window openings on the east elevation, removal of the first floor window on the front elevation, removal of the front door, alterations to the front veranda, installation of new front door, installation of new patio door on the front elevation and installation of new windows on the west elevation which were altered in contravention of Section 42(1) of the *Ontario Heritage Act*.

**Carried as amended**

**3. HAC16-014 – Request to Demolish a Property on the Aurora Register of Properties of Cultural Heritage Value or Interest, 14574 Leslie Street**

Staff indicated that the Curator is in the process of acquiring more information about the property in order to determine the date of construction.

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

1. That Report No. HAC16-014 be received; and
2. That the Heritage Advisory Committee recommend to Council:
  - (a) That the property located at 14574 Leslie Street be considered for a Notice of Intent to Designate under Part IV of the *Ontario Heritage Act*, and
  - (b) That the Owner of 14574 Leslie Street be required to submit a Heritage Impact Assessment for the property, prepared by a qualified Heritage Consultant, to the satisfaction of Planning and Building Services; and
  - (c) That upon submission of a Heritage Impact Assessment, the property be evaluated by the Heritage Evaluation Working Group; and
  - (d) That the property returns to a future Heritage Advisory Committee meeting for review.

**Carried**

## **6. Informational Items**

4. **Extract from Council Meeting of September 27, 2016**  
**Re: Heritage Advisory Committee Meeting Minutes of September 12, 2016**

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

1. That the Extract from Council Meeting of September 27, 2016, regarding the Heritage Advisory Committee meeting minutes of September 12, 2016, be received for information.

**Carried**

## **7. New Business**

### **New Business Motion No. 1**

**Moved by Bob McRoberts**

**Seconded by Barry Bridgeford**

1. That the Heritage Advisory Committee does not support the Concept Plan for the Cultural Precinct; and
2. That the Heritage Advisory Committee recommend to Council:
  - (a) That the Final Cultural Precinct Plan incorporate and reflect the heritage characteristics of the neighbourhood, including but not limited to the following:
    - Density, scale, setback, massing, height, angular plane, complementary heritage urban design of the current neighbourhood, materials and finishes; and
  - (b) That notwithstanding the potential repurposing of the Armoury, Town Park remain unchanged; and
  - (c) That the Armoury, Victoria Hall, and the Petch House be protected and preserved.

**Carried**

## **8. Adjournment**

**Moved by Martin Paivio**

**Seconded by James Hoyes**

1. That the meeting be adjourned at 9:58 p.m.

**Carried**

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