



**Heritage  
Advisory Committee  
Meeting Agenda**

**Monday, July 17, 2017  
7 p.m.**

**Holland Room  
Aurora Town Hall**

Public Release  
July 11, 2017



## **Town of Aurora Heritage Advisory Committee Meeting Agenda**

**Date:** Monday, July 17, 2017

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

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### **1. Approval of the Agenda**

**Recommended:**

That the agenda as circulated by Legislative Services be approved.

### **2. Declarations of Pecuniary Interest and General Nature Thereof**

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

**Heritage Advisory Committee Meeting Minutes of June 12, 2017**

**Recommended:**

That the Heritage Advisory Committee meeting minutes of June 12, 2017, be received for information.

### **4. Delegations**

- (a) Matthew and Tracey Kinsella, Owners of 23 Mosley Street  
Re: 23 Mosley Street Renovation**

## 5. Matters for Consideration

**1. HAC17-012 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest  
34, 38, 42 and 46 George Street**

(deferred from Heritage Advisory Committee meeting of June 12, 2017)

**Recommended:**

1. That Report No. HAC17-012 be received; and
2. That the Heritage Advisory Committee recommend to Council:
  - (a) That the properties located at 38, 42 and 46 George Street be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest; and
  - (b) That the pending list status for 34 George Street be removed; and
  - (c) That future building elevations are subject to approval of Planning staff and reviewed by the Design Review Panel to ensure the proposed new residential development will maintain the heritage character of the area.

**2. HAC17-016 – Heritage Permit Application  
64 Catherine Avenue  
File: NE-HCD-HPA-17-12**

**Recommended:**

1. That Report No. HAC17-016 be received; and
2. That the Heritage Advisory Committee recommend to Council:
  - (a) That Heritage Permit Application NE-HCD-HPA-17-12 be approved to permit the construction of a 44.5m<sup>2</sup> rear addition; and
  - (b) That the doorway on the proposed addition facing Catherine Avenue be amended to include less glazing.

**3. HAC17-017 – Proposed Addition – Sunroom and Garage – to a Listed  
Heritage Property  
46 Tyler Street**

**Recommended:**

1. That Report No. HAC17-017 be received; and
2. That the Heritage Advisory Committee provide any comments with respect to the proposed front addition located at 46 Tyler Street.

**6. Informational Items**

**4. HAC17-018 – Wood Plaque Application  
41 Kennedy Street West**

**Recommended:**

1. That Report No. HAC17-018 be received for information.

**7. New Business**

**8. Adjournment**





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

<b>Date:</b>	Monday, June 12, 2017
<b>Time and Location:</b>	7 p.m., Holland Room, Aurora Town Hall
<b>Committee Members:</b>	Councillor Wendy Gaertner (Chair), Neil Asselin, Barry Bridgeford, Carol Gravelle, James Hoyes (arrived 7:23 p.m.), John Kazilis, Bob McRoberts (Honorary Member), and Martin Paivio
<b>Member(s) Absent:</b>	Councillor Jeff Thom (Vice Chair)
<b>Other Attendees:</b>	Jeff Healey, Planner, and Sarah Murray, Council/Committee Secretary

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

**1. Approval of the Agenda**

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

That the agenda as circulated by Legislative Services be approved.

**Carried**

**2. Declarations of Pecuniary Interest and General Nature Thereof**

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

**3. Receipt of the Minutes**

**Heritage Advisory Committee Meeting Minutes of May 8, 2017**

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Monday, June 12, 2017

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

That the Heritage Advisory Committee meeting minutes of May 8, 2017, be received for information.

**Carried**

#### **4. Delegations**

None

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

- 1. HAC17-012 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest  
34, 38, 42 and 46 George Street**

Staff provided background and a brief overview of the report.

The Committee expressed concern over Council's motion to remove additional properties from the Aurora Register of Properties of Cultural Heritage Value or Interest and requested additional consultation with Council before commencing.

The Committee also expressed concern with revising the Aurora Register's Pending List without a clear proposal from the owner(s), and the lack of historical data on the matter before the Committee.

**Motion to defer  
Moved by Carol Gravelle  
Seconded by Neil Asselin**

That Report No. HAC17-012 – Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest, 34, 38, 42 and 46 George Street, be deferred to the Heritage Advisory Committee meeting of July 17, 2017.

**Motion to defer  
Carried**

**2. HAC17-013 – Heritage Status of the Aurora Train Station  
121 Wellington Street East**

Staff provided a brief overview of the report and property in relation to the property's status under Part III.i of the *Ontario Heritage Act*.

The Committee expressed its preference that the historic and cultural integrity of the Train Station be maintained and, as the property is currently owned by Metrolinx, staff indicated that they will encourage Metrolinx to consider Designation of the Train Station under Part IV of the *Ontario Heritage Act*.

The Committee also discussed the concept of a rail grade that travels under Wellington Street East, in an effort to preserve the sight line of the Train Station to ensure that it remains visible, similar to the design implemented at 14<sup>th</sup> Avenue west of Kennedy Road in Markham.

Councillor Gaertner requested that the Aurora Register's Pending List be included in the agenda for the next meeting of the Heritage Advisory Committee.

**Moved by Carol Gravelle  
Seconded by James Hoyes**

1. That Report No. HAC17-013 be received; and
2. That the Heritage Advisory Committee recommend to Council:
  - (a) That staff consult with Metrolinx with respect to a potential designation of the Historic Train Station at 121 Wellington Street East under Part IV of the *Ontario Heritage Act*; and
  - (b) That staff prepare a report on the Heritage Impact Assessment to be released by Metrolinx for proposed upgrades; **and**
  - (c) **That, upon the possible sale of the Aurora Train Station by Metrolinx to a private entity, steps be taken to proceed with Part IV Designation; and**
  - (d) **That staff prepare a report on the impact of the proposed grade separation on Wellington Street East and that the alternative of a below-grade rail corridor be explored.**

**Carried as amended**

**3. Memorandum from Planner**

**Re: Additional Information – Architectural Salvage Program**

The Committee discussed options to promote the availability of the salvage items to local residents, and staff advised that an event would be arranged during the summer of 2017.

**Moved by Martin Paivio**

**Seconded by Barry Bridgeford**

1. That the memorandum regarding Additional Information – Architectural Salvage Program be received; and
2. That the Heritage Advisory Committee recommend to Council:
  - (a) That staff make items from the Architectural Salvage Program available to the public in the summer of 2017; and
  - (b) That a notice with respect to the event be published in the local newspapers and the Town of Aurora website.

**Carried**

**6. Informational Items**

**4. HAC17-014 – Existing Heritage Status**

**Historical Yonge Street within the Aurora Promenade**

Staff advised of the existing urban design and streetscape guidelines, which promotes heritage conservation and complementary design along Yonge Street. Staff also clarified the difference between seeking a Part IV or Part V designation pursuant to the *Ontario Heritage Act*.

**Moved by Bob McRoberts**

**Seconded by Martin Paivio**

1. That Report No. HAC17-014 be received; **and**
2. **That the Heritage Advisory Committee recommend to Council:**
  - (a) **That staff be directed to evaluate individual properties along Yonge Street, from Wellington Street West/East to Tyler Street on**

**the west side and Mosley Street on the east side, to consider designation under Part IV of the *Ontario Heritage Act*.**

**Carried as amended**

- 5. Extracts from Council Meetings of March 28 and May 9, 2017  
Re: Heritage Advisory Committee Meeting Minutes of February 13,  
March 6, and April 10, 2017**

**Moved by Bob McRoberts**

**Seconded by John Kazilis**

1. That the Extracts from Council Meetings of March 28 and May 9, 2017, regarding the Heritage Advisory Committee meeting minutes of February 13, March 6, and April 10, 2017, be received for information.

**Carried**

- 6. Memorandum from Acting Manager of Parks  
Re: Tree Removal Permit Application – 81 Catherine Avenue**

Staff provided an overview of the Application and identified relevant polices within the Northeast Old Aurora Heritage Conservation District Plan, which speaks to the preservation of healthy trees and mature vegetation.

The Committee recognized the subject trees as heritage features.

**Moved by Barry Bridgeford**

**Seconded by Neil Asselin**

1. That the memorandum regarding Tree Removal Permit Application – 81 Catherine Avenue be received; and
2. That the Heritage Advisory Committee recommend to Council:
  - (a) That all six (6) trees as part of the Tree Permit Application at 81 Catherine Avenue and 82 Centre Street remain in accordance with Section 4.6.2 and 5.7 of the Northeast Old Aurora Heritage Conservation District Plan.

**Carried**

## **7. New Business**

The Committee discussed the possible evaluation and designation of 122, 124 and 136 Wellington Street East. Staff advised that they could begin the process of seeking evaluation for designation and bring the matter back to the Committee for further discussion.

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

**Moved by Bob McRoberts**  
**Seconded by Barry Bridgeford**

1. That the Heritage Advisory Committee recommend to Council:
  - (a) That staff be directed to initiate steps toward a Part IV designation of the Railway Hotel at 136 Wellington Street East and Baldwin's at 124 Wellington Street East and report back to the Committee.

**Carried**

The Committee raised concerns regarding 23 Mosley Street, which was before the Committee in December 2016 seeking approval for demolition of an existing rear addition and accessory structure. Staff advised that a building inspector will be notified of the discrepancies for further investigation.

The Committee inquired about the process to ensure that the approved drawings are implemented by an applicant. Staff advised that a building inspector will review the approved building permit plans compared to existing works onsite.

### **New Business Motion No. 2**

**Moved by Neil Asselin**  
**Seconded by Barry Bridgeford**

1. That the Heritage Advisory Committee recommend to Council:
  - (a) That staff be directed to advise the Heritage Advisory Committee on the works conducted at 23 Mosley Street and advise on any recourse on the property, including but not limited to the plans previously approved by the Heritage Advisory Committee and endorsed by Council.

**Carried**

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The Committee inquired about works conducted at 28 Reuben Street and staff agreed to confirm whether a permit has been issued.

The Committee recognized that this is Carol Gravelle's last meeting and expressed appreciation to Carol for her contributions as a member of the Heritage Advisory Committee.

## **8. Adjournment**

**Moved by Carol Gravelle**

**Seconded by Bob McRoberts**

That the meeting be adjourned at 9:48 p.m.

**Carried**

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



Legislative Services  
905-727-3123  
[Clerks@aurora.ca](mailto:Clerks@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. Two (2) Days Prior to the Requested Meeting Date**

<b>Council/Committee/Advisory Committee Meeting Date:</b>	
<b>Subject:</b> 23 MOSLEY ST.	
<b>Name of Spokesperson:</b> MATTHEW + TRACEY KINSELLA	
<b>Name of Group or Person(s) being Represented (if applicable):</b>	
<b>Brief Summary of Issue or Purpose of Delegation:</b> DISCUSS THE MINOR CHANGE MADE TO THE 23 MOSLEY ST DESIGN.	
<b>Please complete the following:</b>	
Have you been in contact with a Town staff or Council member regarding your matter of interest?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If yes, with whom?	Date:
<input checked="" type="checkbox"/> I acknowledge that the Procedure By-law permits five (5) minutes for Delegations.	





**Town of Aurora  
Heritage Advisory Committee Report No.HAC17-012**

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**Subject:** Request to Remove a Property from the Aurora Register of Properties of Cultural Heritage Value or Interest  
34, 38, 42 and 46 George Street

**Prepared by:** Jeff Healey, Planner / Heritage Planning

**Department:** Planning and Building Services

**Date:** June 12, 2017

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### **Recommendation**

- 1. That Report No. HAC17-012 be received; and**
- 2. That the Heritage Advisory Committee recommend to Council:**
  - a) That the properties located at 38, 42 and 46 George Street be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest; and**
  - b) That the pending list status for 34 George Street be removed; and**
  - c) That future building elevations are subject to approval of Planning Staff and reviewed by the Design Review Panel to ensure the proposed new residential development 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 properties located at 38, 42 and 46 George Street from the Aurora Register of Properties of Cultural Heritage Value or Interest. 34 George Street is a Pending List property, which carries no official status under the Ontario Heritage Act.

- The structures was constructed between 1910 and 1925, 38 George Street may be constructed as early as 1884.
- No Heritage Impact Statement has been submitted
- No concept elevations for the subject lands have been submitted for review

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## **Background**

The owner of the property located at 46 George Street submitted an Application to request that the subject property be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest on March 30 2017.

On April 12 2017, incomplete Demolition Permits were received for all four properties from a land developer who has conditionally purchased the properties. After repeated requests from Heritage Staff to submit a complete demolition permit or provide a notice in writing of intent to demolish, the land developer has not submitted a complete demolition permit, nor has provided proper notice in writing to the Town for an intent to demolish, therefore the 60 day notice period as per Section 27(3) of the *Ontario Heritage Act* is not in place for any property at the time of writing of this report.

## **Location**

The subject properties are located on the west side of George Street between Wellington Street West and Tyler Street (See Attachment 1). The properties identified as 38, 42 and 46 George Street are listed and non-designated on the Aurora Register of Properties of Cultural Heritage Value or Interest. The property municipally known as 34 George Street is a Pending List property, which carries no status under the *Ontario Heritage Act*.

## **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**

Heritage Briefs for each property can be found in Attachment #2 of this report.

### **History of the Properties**

The history of each property was compiled from the Aurora Museum archives, additional history of the property may be uncovered with a complete Heritage Impact Assessment for the properties.

#### *34 George Street*

34 George Street was constructed between 1935 and 1945. Assessment rolls for 34 George Street identify former owners Robert Simpson, Carpenter and Fred Chapma, woodworker who owned the property before the building was constructed. It appears that Leonard Chapma owned the home in 1951 after the home was constructed. The current owners of 34 George Street have owned the property for over 35 years.

#### *38 George Street*

The construction date for 38 George Street is contains two varying accounts. The Town's Cityview records identify the building was constructed in 1884 while the LACAC assessment of the property identifies the building was constructed circa 1915. Fred Chapma, wood worker is identified as the owner of 38 George Street between 1921 and 1931. Dan Burling is identified as the owner by 1951.

#### *42 George Street*

42 George Street was constructed circa 1915, likely by 1912. Assessment Rolls identify that the building was owned by Jim Watson Carpenter in 1921, and W. Morning, garageman (auto mechanic) between 1931 and 1951.

#### *46 George Street*

46 George Street was constructed circa 1920. The property was owner by Jim Watson, Carpenter from 1921 through to 1951. By 1981, the property was owned by Douglas Watson.

### **Heritage Features of the Existing Buildings**

#### *34 George Street*

34 George Street can be described as a 1 ½ storey Workers House with a side gable roof. The front elevation displays a picture window on the left, while the front door, a vertical window and a smaller box window are featured on the right. The front elevation of the first storey is clad with stone, while the first floor of the remaining elevations are clad with aluminum siding. The front elevation has previously featured an uncovered wood porch, however the porch is currently removed. A single pedimented dormer clad with vinyl siding projects from the second storey on the front elevation.

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The original siding of the main building may have been either removed or covered. An accessory shed is also located in the rear yard.

### *38 George Street*

38 George Street can be described as a 1 ½ storey structure with a gable roof. The architectural design of the house reflects an Ell-shape Victorian Gothic style. As buildings with similar architecture in Aurora were constructed circa 1890 would support an earlier construction date for 38 George Street. The front façade displays a single 3 over 3 casement window on the upper floor capped with an arched window and three 2 over 3 casement windows on the lower floor. The front open porch, supported by four columns, centres the front door and spans three quarters of the front façade. The front porch features wood railings along its span, although the railings are not original to the home retain the porch's original character. The building comprises of vinyl siding on all elevations, the original siding has likely been covered or removed. According to Cityview records, a rear addition was added to the building circa 1994. It is noted that the existing windows have replaced the original double hung windows which were previously featured on the home. An accessory shed is also located in the rear yard and appears to have been re-sided circa 2010.

Although the original siding, porch railings and the windows have been removed from the home, the house remains remarkably intact from previous photos of the home taken circa 1935 (see figure 1 below).

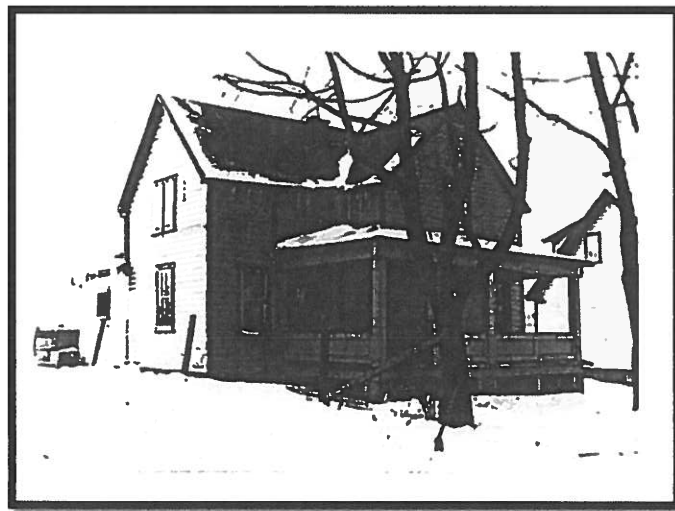


Figure 1: 38 George Street circa 1935

### *42 George Street*

42 George Street can be described as a 2 storey Workers House with a front gable roof. The front façade displays a gabled roof with a porch and verandah. The building displays a front porch, supported by three wood columns. The front façade displays three double-hung windows, one on the first floor and two on the second floor. The building is clad with wood board and batten siding, coloured blue. The original siding

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of the main building may have been either removed or covered. An accessory garage with matching siding is also located in the rear yard.

#### *46 George Street*

46 George Street can be described as a 1 ½ storey bungalow with a side gable roof. The first floor displays two casement windows centred by the verandah and front door. The building is currently sided with aluminium siding. The building displays a front verandah spanning the centre third of the front elevation and is supported by two wood columns. Decorative brackets and bargeboard adorn front verandah, which adds character to the home, however is not original. A single pedimented front gable dormer is displayed from the second storey of the front elevation, this dormer was likely added after the original construction of the home. The condition of the building appears to have improved compared to earlier photos of the building taken in the mid-1990's. The current owner should be applauded for good stewardship of the home.

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

George Street, between Wellington Street West to the north and Hillview Road to the south, encompasses a total of nineteen (19) properties, five (5) of which are listed on the Aurora Register of Properties of Cultural Heritage Value or Interest. Furthermore, the properties are located within 150 metres of sixteen (16) properties on Tyler Street that are listed on the Aurora Register of Properties of Cultural Heritage Value or Interest.

It is noted that the subject properties are located within close proximity of one (1) property Designated under Part IV of the *Ontario Heritage Act*:

- 80 George Street- The Benjamin Willis House

#### **Building Evaluation**

The Evaluation Working Group met to perform an objective evaluation of the subject properties on May 24, 2017 (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 Interest under the *Ontario Heritage Act* in order to conserve significant heritage resources.

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The Evaluation found the 38, 42 and 46 to each score in the low end of Group 2, suggesting that the properties are “significant, worthy of preservation”. The Evaluation found 34 George Street to score in Group 3, suggesting that the property is “moderately significant, worthy of documentation and preservation as part of a historic grouping”.

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 Heritage Evaluation Guide also provides the following for buildings rated within Group 3:

- The designation of the building pursuant to the *Ontario Heritage Act* may be supported with an approved restoration plan, but would not necessarily be initiated by the Town unless part of a historic grouping such as an intact streetscape;
- Retention of the building on site is supported, particularly if part of a historic streetscape; and
- If the building is to be demolished, a photographic record, measured drawings and/or salvage of significant architectural elements may be required.

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. The Evaluation working group found the final weighted score of 34 George Street to be 26.5/100, 38 George Street to be 47.5/100, 42 George Street to be 45/100 and 46 George Street to be 46.4/100.

### **Proposed Concept Plan**

The subject lands are part of a conditional sale. The land developer wishes to remove the properties from the Aurora Register as a non-designated ‘listed’ property with the intention of demolishing the existing structures to prepare the lands for a new development. To date, staff have not received any conceptual drawing from the land

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developer, nor has any pre-consultation meeting discussing the development taken place with Heritage Staff.

### **Design Review Panel**

The Design Review Panel has not discussed this application as there is no concept proposal received to date for the subject lands. Review from the design review panel will occur when a planning application is submitted.

### **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. Refuse the application and recommend Designation under Part IV of the *Ontario Heritage Act*.

### **Conclusions**

38,42 and 46 George Street were evaluated using the Town of Aurora Heritage Building Evaluation Guide and was rated in the low end of Group 2, which encourages the retention of the building as well as designation under the *Ontario Heritage Act*. 34 George Street was rated in Group 3. It is recommended that the proposed elevations of any future development are subject to approval of Planning Staff and the Design Review Panel to ensure a future development will maintain the heritage character of the area. Staff recommend the Heritage Advisory Committee remove 38,42 and 46 George Street from the Aurora Registrar of Properties of Cultural Heritage Value or Interest.

### **Attachments**

- Attachment #1 – Location Map
- Attachment #2 – Heritage Resource Briefs (2010)
- Attachment #3 – Evaluation Working Group Scores
- Attachment #4 – Photos of George Street properties (2017)

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### **Previous Reports**

None.

### **Pre-submission Review**

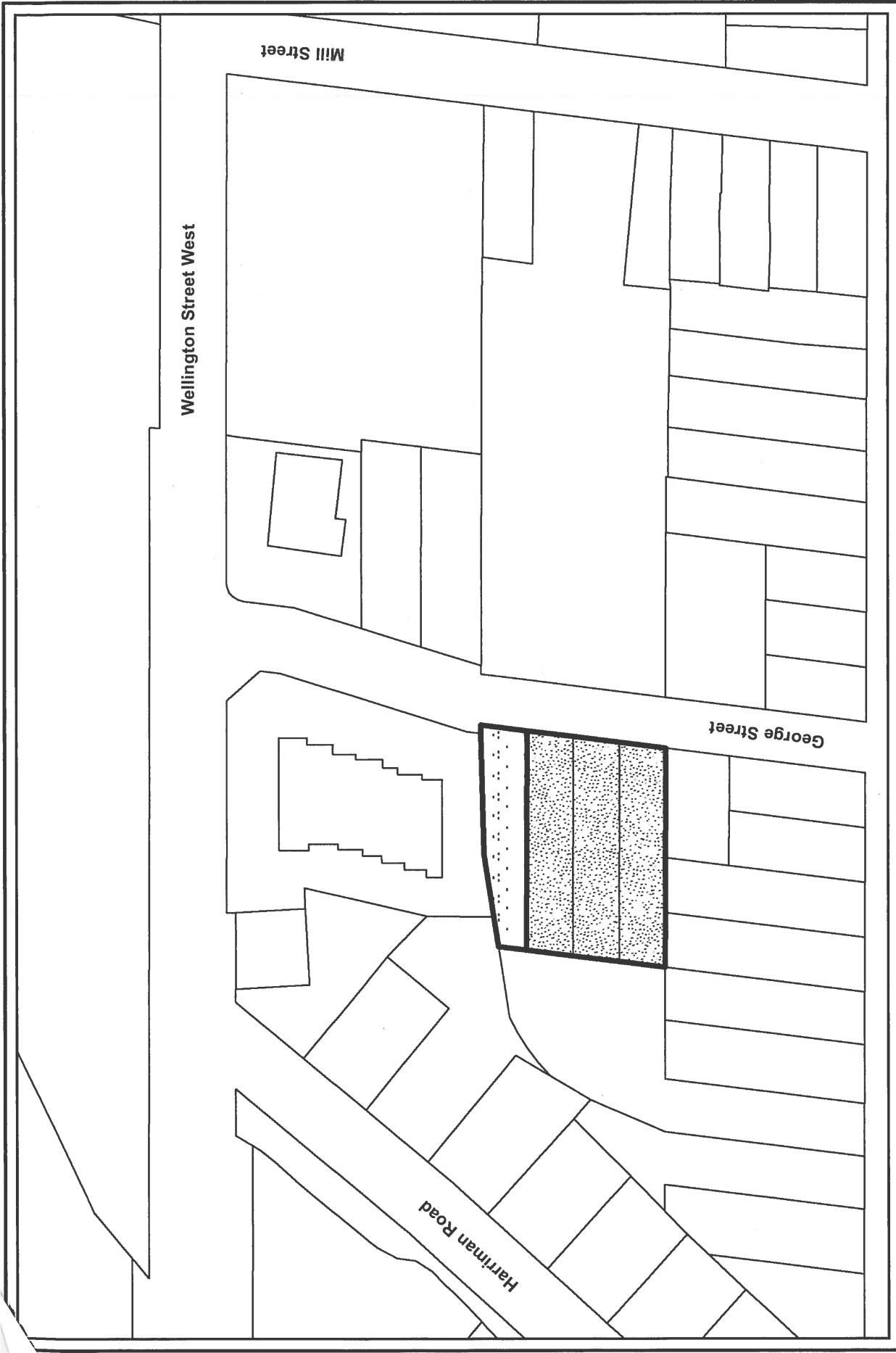
Agenda Management Team Meeting review on June 1, 2017.

### **Departmental Approval**



A handwritten signature in black ink, appearing to read 'M. Ramunno', is written over a horizontal line.

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







**LOCATION PLAN**  
HAC-17-012  
34, 38, 42 AND 46 GEORGE STREET  
ATTACHMENT 1

 Pending List  
 Listed

0 10 20 30 40 50  
Metres


N 

  
You're in Good Company

Map created by the Town of Aurora Planning and Building Department, May 19, 2017. Base Data Provided by York Region.


Attachment 2

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

<b>SITE</b>	<p>Address: 38 George Street Former Address: Legal Description: PLAN: 30 LOT: 11</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>	




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

<b>SITE</b>	<p>Address: 42 George Street          Former Address:          Legal Description:                      PLAN:                      LOT: 12</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>	This area is currently blank in the provided image





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

<b>SITE</b>	<p>Address: 46 George Street          Former Address:          Legal Description: PLAN: 30 LOT: 13</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:**

**Address:** 46 George Street  
**Construction Date:** C1925  
**Architectural Style:** Bungalow  
**Heritage Easement:**

**Builder:**  
**Architect:**  
**Original Owner:**  
**Historical Name:**

**GENERAL DESCRIPTION:**

**Floor Plan:** **Storey:** 1 ½  
**Foundation Materials:**  
**Exterior Wall Materials:**  
**Roof Type:** Gable **Windows:**  
**Entrance:** **Bays:**

**UNIQUE FEATURES:**

**Chimney (s):** **Special Windows:**  
**Dormers:** **Porch/Verandah:** Porch  
**Roof Trim:** **Door Trim:**  
**Window Trim:** **Other:** Aluminum siding, extensive replacement windows

**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.

**HERITAGE BUILDING EVALUATION SCORE SHEET**

Municipal Address: <u>34 George Street</u>					Group: <u>3</u>
Legal Description: _____		Lot: _____	Cons: _____		
Date of Evaluation: <u>May 24/17</u>		Name of Recorder: <u>JH</u>			
HISTORICAL	E	G	F	P	TOTAL
Date of Construction	30	20	<u>10</u>	0	10/30
Trends/Patterns/Themes	40	27	<u>14</u>	0	14/40
Events	15	10	5	<u>0</u>	0/15
Persons/Groups	15	10	5	<u>0</u>	0/15
Archaeological (Bonus)	10	7	3	<u>0</u>	0/10
Historic Grouping (Bonus)	10	7	3	<u>0</u>	0/10
Construction Date (Bonus)	10				/10
<b>HISTORICAL TOTAL</b>					<b>24/100</b>
ARCHITECTURAL	E	G	F	P	TOTAL
Design	20	13	7	<u>0</u>	0/20
Style	30	20	<u>10</u>	0	10/30
Architectural Integrity	20	13	<u>7</u>	0	7/20
Physical Condition	20	13	<u>10</u>	0	10/20
Design/Builder	10	7	3	<u>0</u>	0/10
Interior (Bonus)	10	7	3	<u>0</u>	0/10
<b>ARCHITECTURAL TOTAL</b>					<b>27/100</b>
ENVIRONMENTAL	E	G	F	P	TOTAL
Design Compatibility	40	27	<u>14</u>	0	14/40
Community Context	20	13	7	<u>0</u>	0/20
Landmark	20	13	7	<u>0</u>	0/20
Site	20	<u>13</u>	7	0	13/20
<b>ENVIRONMENTAL TOTAL</b>					<b>27/100</b>

SCORE	INDIVIDUAL	OLD AURORA
Historical Score	X 40% = _____	$24 \times 20\% = 4.8$
Architectural Score	X 40% = _____	$27 \times 35\% = 9.5$
Environmental Score	X 20% = _____	$27 \times 45\% = 12.2$
<b>TOTAL SCORE</b>	<input type="text"/>	<b>26.5</b>

GROUP 1 = 70-100

GROUP 2 = 45-69

GROUP 3 = 44 or less



**HERITAGE BUILDING EVALUATION: SCORE SHEET**

Municipal Address: 38 George Street  
 Legal Description: \_\_\_\_\_ Lot: \_\_\_\_\_ Cons: \_\_\_\_\_  
 Date of Evaluation: May 24 /17 Name of Recorder: JH  
 Group: 2

HISTORICAL	E	G	F	P	TOTAL
Date of Construction	30	20	10	0	20/30
Trends/Patterns/Themes	40	27	14	0	27/40
Events	15	10	5	0	0/15
Persons/Groups	15	10	5	0	0/15
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>

ARCHITECTURAL	E	G	F	P	TOTAL
Design	20	13	7	0	13/20
Style	30	20	10	0	20/30
Architectural Integrity	20	13	7	0	13/20
Physical Condition	20	13	10	0	10/20
Design/Builder	10	7	3	0	0/10
Interior (Bonus)	10	7	3	0	0/10
<b>ARCHITECTURAL TOTAL</b>					<b>56/100</b>

ENVIRONMENTAL	E	G	F	P	TOTAL
Design Compatibility	40	27	14	0	14/40
Community Context	20	13	7	0	7/20
Landmark	20	13	7	0	0/20
Site	20	13	7	0	20/20
<b>ENVIRONMENTAL TOTAL</b>					<b>41/100</b>

SCORE	INDIVIDUAL	OLD AURORA
Historical Score	X 40% = _____	47 X 20% = <u>9.4</u>
Architectural Score	X 40% = _____	56 X 35% = <u>19.6</u>
Environmental Score	X 20% = _____	41 X 45% = <u>18.5</u>
<b>TOTAL SCORE</b>	<input type="text"/>	<b>47.5</b>

GROUP 1 = 70-100

GROUP 2 = 45-69

GROUP 3 = 44 or less

**HERITAGE BUILDING EVALUATION: SCORE SHEET**

Municipal Address: 42 George Street  
 Legal Description: \_\_\_\_\_ Lot: \_\_\_\_\_ Cons: \_\_\_\_\_  
 Date of Evaluation: May 24/17 Name of Recorder: JH

Group: 2

HISTORICAL	E	G	F	P	TOTAL
Date of Construction	30	<u>20</u>	10	0	20/30
Trends/Patterns/Themes	40	27	<u>14</u>	0	14/40
Events	15	10	5	<u>0</u>	6/15
Persons/Groups	15	10	5	<u>0</u>	0/15
Archaeological (Bonus)	10	7	3	<u>0</u>	0/10
Historic Grouping (Bonus)	10	7	3	<u>0</u>	0/10
Construction Date (Bonus)	10				/10
<b>HISTORICAL TOTAL</b>					<b>34/100</b>
ARCHITECTURAL	E	G	F	P	TOTAL
Design	20	13	<u>7</u>	0	7/20
Style	30	20	<u>10</u>	0	10/30
Architectural Integrity	<u>20</u>	13	7	0	20/20
Physical Condition	20	13	<u>10</u>	0	10/20
Design/Builder	10	7	3	<u>0</u>	0/10
Interior (Bonus)	10	7	3	<u>0</u>	0/10
<b>ARCHITECTURAL TOTAL</b>					<b>47/100</b>
ENVIRONMENTAL					TOTAL
Design Compatibility	40	27	<u>14</u>	0	14/40
Community Context	20	13	<u>7</u>	0	7/20
Landmark	20	13	<u>7</u>	0	7/20
Site	<u>20</u>	13	7	0	20/20
<b>ENVIRONMENTAL TOTAL</b>					<b>48/100</b>

SCORE	INDIVIDUAL	OLD AURORA
Historical Score	X 40% = _____	<u>34</u> X 20% = <u>6.8</u>
Architectural Score	X 40% = _____	<u>47</u> X 35% = <u>16.5</u>
Environmental Score	X 20% = _____	<u>48</u> X 45% = <u>21.6</u>
<b>TOTAL SCORE</b>	<input type="text"/>	<b>44.9</b>

GROUP 1 = 70-100

GROUP 2 = 45-69

GROUP 3 = 44 or less

**HERITAGE BUILDING EVALUATION SCORE SHEET**

Municipal Address: 46 George Street  
 Legal Description: \_\_\_\_\_ Lot: \_\_\_\_\_ Cons: \_\_\_\_\_  
 Date of Evaluation: May 24/17 Name of Recorder: JH Group: 2

HISTORICAL	E	G	F	P	TOTAL
Date of Construction	30	20	10	0	16 /30
Trends/Patterns/Themes	40	27	14	0	14/40
Events	15	10	5	0	0/15
Persons/Groups	15	10	5	0	0/15
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>24 /100</b>

ARCHITECTURAL	E	G	F	P	TOTAL
Design	20	13	7	0	13 /20
Style	30	20	10	0	20/30
Architectural Integrity	20	13	7	0	13 /20
Physical Condition	20	13	7	0	20/20
Design/Builder	10	7	3	0	0/10
Interior (Bonus)	10	7	3	0	0/10
<b>ARCHITECTURAL TOTAL</b>					<b>66 /100</b>

ENVIRONMENTAL	E	G	F	P	TOTAL
Design Compatibility	40	27	14	0	14/40
Community Context	20	13	7	0	7 /20
Landmark	20	13	7	0	7 /20
Site	20	13	7	0	13 /20
<b>ENVIRONMENTAL TOTAL</b>					<b>41 /100</b>

SCORE	INDIVIDUAL	OLD AURORA
Historical Score	X 40% = _____	24 X 20% = <u>4.8</u>
Architectural Score	X 40% = _____	66 X 35% = <u>23.1</u>
Environmental Score	X 20% = _____	41 X 45% = <u>18.5</u>
<b>TOTAL SCORE</b>	<input type="text"/>	<b>46.4</b>

GROUP 1 = 70-100

GROUP 2 = 45-69

GROUP 3 = 44 or less

**Photos of George Street Properties-May 2017**



34 George Street- Front Elevation



38 George Street- Front Elevation





42 George Street- Front Elevation



46 George Street- Front Elevation



**Town of Aurora  
Heritage Advisory Committee Report No.HAC17-016**

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**Subject:** Heritage Permit Application  
64 Catherine Avenue  
File: NE-HCD-HPA-17-12

**Prepared by:** Jeff Healey, Planner/ Heritage Planning

**Department:** Planning and Building Services

**Date:** July 17, 2017

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### **Recommendation**

1. That Report No. HAC17-016 be received; and
2. That the Heritage Advisory Committee recommend to Council:
  - a) That Heritage Permit Application NE-HCD-HPA-17-12 be approved to permit the construction of a 44.5m<sup>2</sup> rear addition; and
  - b) That the doorway on the proposed addition facing Catherine Avenue be amended to include less glazing.

### **Executive Summary**

The purpose of this report is to provide Council with direction from the Heritage Advisory Committee regarding Heritage Permit Application NE-HCD-HPA-17-12 regarding a proposed construction of a new rear addition located at 64 Catherine Avenue, designated under Part V of the *Ontario Heritage Act* as part of the Northeast Old Aurora Heritage Conservation District.

- The existing house on the subject lands was constructed in 1914 by James Knowles
- The Design Review Panel were supportive of the proposal, with a few minor comments
- The proposed addition meets the policies and guidelines of the Northeast Old Aurora Heritage Conservation District Plan.

July 17, 2017

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Report No. HAC17-016

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## **Background**

The agent representing the owners of the property located at 64 Catherine Avenue submitted Heritage Permit Application NE-HCD-HPA-17-12 on June 9, 2017. The owners propose to construct a one storey addition in the rear yard.

The subject property was designated in 2006 under Part V of the *Ontario Heritage Act* as part of the Northeast Old Aurora Heritage Conservation District. Section 42 of the *Act* states that,

*No owner of property situated in a heritage conservation district that has been designated by a municipality under this Part shall do any of the following, unless the owner obtains a permit from the municipality to do so: "1. Alter, or permit the alteration of, any part of the property, other than the interior of any structure or building on the property; 2. Erect, demolish or remove any building or structure on the property or permit the erection, demolition or removal of such a building or structure.*

The Heritage Permit Application was deemed complete by staff on June 15, 2017. Council has 90 days to respond to the Application or else the Application is automatically approved.

## **Location**

The subject property is located on a corner lot located at the northwest corner of Catherine Avenue and Fleury Street. (See Attachment 1). The property is a Designated, property on the Aurora Register of Properties of Cultural Heritage Value or Interest, located within the Northeast Old Aurora Heritage Conservation District.

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

64 Catherine Avenue can be described as a 2 ½ storey structure designed in a Foursquare (Edwardian- Pattern Book) architectural style. The building is finished with red brick, a common characteristic to homes constructed on this portion of Catherine Avenue. The building contains a distinctive wrap-around porch facing both Catherine Avenue and Fleury Street, with the front door facing Catherine Avenue. The side elevation facing Fleury Street displays a large bay window on the second storey. The building contains both 2 over 2 and 1 over 1 double hung windows, which indicates that new windows may have been installed over time.

## **Analysis**

On June 15 2017, staff issued a Notice of Receipt on behalf of Council as per By-law 5365-11 (being a By-law to delegate certain assigned Council authority under the *Ontario Heritage Act* regarding the power to consent to alterations of designated heritage properties).

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Report No. HAC17-016

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### **Proposed Concept Plan**

The owner proposes to construct a new 44.5m<sup>2</sup>, one storey rear addition. The addition is comprised of wood clapboard siding capped with a front gable roof (facing Catherine Avenue). Since the house is designated under Part V of the *Act* any additions or alterations should be in compliance with the Northeast Old Aurora Heritage Conservation District Plan (the Plan). Several policies were considered in reviewing the Application.

Section 9.1.2.2 of the Plan speaks to rear yard spacing and amenity area. This section of the plan includes important building depth provisions to control overall massing of structures. The maximum building depth of for homes within the District is 16.8 metres. The proposed building depth for the subject lands is approximately 14.6 metres.

The District Plan also requests , where feasible and reasonable, to include *“an inset of a minimum of 0.3m (1ft) from the side yard and that the roof be set down a minimum of 0.3 metres (1ft) beyond the (building) depth of 12 metres (39’3”).”* The addition is proposed to be flush with the main building on the south wall. The onwer’s consultant has identified that the 0.3 m setback is not possible as existing utility meter on the north side prevents the addition from shifting north and maintaining the desired size of the addition. The proposal is considered to be meeting the intent of the District Plan policy.

Section 9.3.6 of the Plan identifies guidelines for additions and alterations to heritage buildings in the District. *“New attached additions to heritage buildings should be designed to complement the design of the original building”*. As the property is located on a corner lot, the proposed addition will have increased visibility from the street, however the side yard is currently screened with a wood fence and existing mature vegetation. The addition is proposed to be clad in wood clapboard (cape cod) siding. The existing red brick from the home is proposed to be maintained in-situ, therefore can be easily restored should the addition be removed in the future.

Section 9.2.4 of the District Plan identifies appropriate door design within the Heritage District Plan. The double door on the proposed addition is proposed to be an 8 foot door, which is fully glazed. Staff recommend that the door glazing be reduced and incorporate more wood material to be in keeping with the District Plan. It is noted that a fence currently screens the proposed addition from the street.

The owners are proposing to remove one tree from the property. The tree (spruce) is located at the south-west corner of the existing building. The owner’s consultant has identified that the tree is currently hindered by the foundation of the existing structure and the proposed addition will further impact the root structure. A photo of the tree can be seen within Attachment 4.

The owners propose a field stone chimney at the western end of the addition. Stone is not encouraged as an exterior finish within Section 9.8.1 of the District Plan, however in this case the chimney forms a small portion of the addition, it can be considered as an Exterior detail to the addition.



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Report No. HAC17-016

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### **Design Review Panel**

The application was reviewed by the Design Review Panel on June 23, 2017. Overall, the Panel was supportive of the proposed addition but did provide some comments. The Panel recommended alterations to the door entrance facing Catherine Avenue, to reduce the amount of glazing.

### **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. Deny Heritage Permit Application NE-HCD-HPA-17-12.

### **Conclusions**

It is recommended that Heritage Application Permit located at 64 Catherine Avenue be approved, for the construction of a proposed 44.5 m<sup>2</sup> rear addition. Overall, the design of the rear addition is in keeping with the policies of the Northeast Old Aurora Heritage Conservation District Plan. Once a Heritage Permit Application is received, Council has ninety (90) days from the date of issuing a Notice of Receipt to: consent to the application with or without terms and conditions, or refuse the application.

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Report No. HAC17-016

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### **Attachments**

Attachment #1 – Location Map  
Attachment #2 – Heritage Resource Brief (2010)  
Attachment #3 – Proposed Site Plan and Elevations, 64 Catherine Avenue  
Attachment #4 – Photos of 64 Catherine Avenue (2017)  
Attachment #5 – Proposed Site Plan

### **Previous Reports**

None.

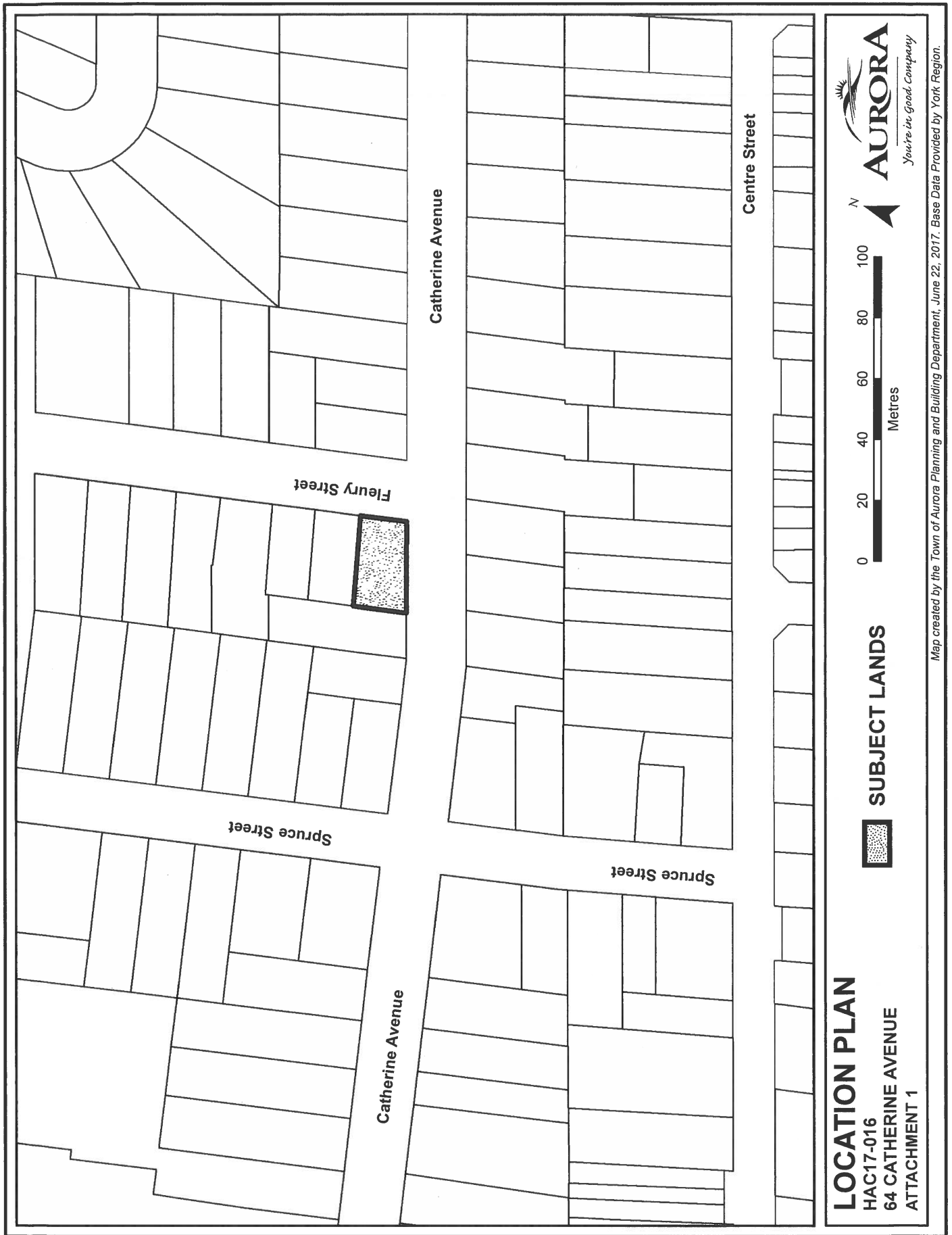
### **Pre-submission Review**

Reviewed by the Chief Administrative Officer and Director of Planning and Building Services.

### **Departmental Approval**




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



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

Attachment 2

<b>SITE</b>	<p><b>Address:</b> 64 Catherine Avenue  <b>Former Address:</b>  <b>Legal Description:</b> PLAN: 116 PART LOT: 12</p>
<b>STATUS</b>	<p><b>Current Use:</b> Residence      <b>Original use:</b> Residence  <b>Heritage Status:</b> Listed &amp; designated Pt V NE      <b>By-law No. &amp; Date:</b> 4804-06.D  Old Aurora  <b>Official Plan:</b> Urban Residential      <b>Zoning:</b> R5 (Special mixed density)  <b>HCD:</b>      <b>Plaques:</b></p>
<b>PHOTOGRAPH</b>	
<b>KEY MAP</b>	

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

**ARCHITECTURE**

**GENERAL INFORMATION:**

<b>Address:</b>	64 Catherine Avenue	<b>Builder:</b>	James Knowles
<b>Construction Date:</b>	1914	<b>Architect:</b>	
<b>Architectural Style:</b>	Foursquare House	<b>Original Owner:</b>	
	Edwardian (Pattern book)	<b>Historical Name:</b>	
<b>Heritage Easement:</b>			

**GENERAL DESCRIPTION:**

<b>Floor Plan:</b>		<b>Storey:</b>	2 ½
<b>Foundation Materials:</b>			
<b>Exterior Wall Materials:</b>	Red brick	<b>Windows:</b>	2-storey bay window
<b>Roof Type:</b>	Hip and 2 gables	<b>Bays:</b>	
<b>Entrance:</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>	2 <sup>nd</sup> Storey sun-porch

**HISTORY**

**Historical Society files include:**

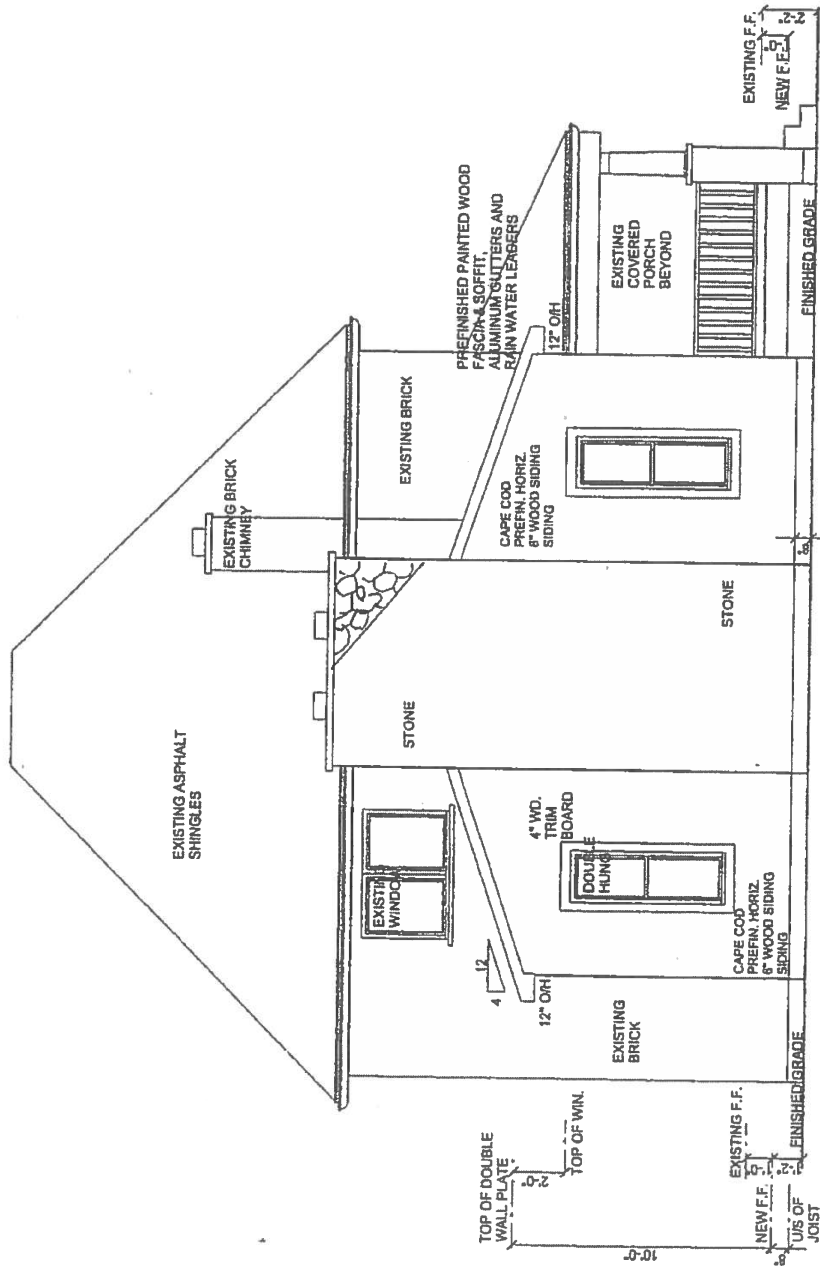
**Town of Aurora files include:**

**PHOTOS:**

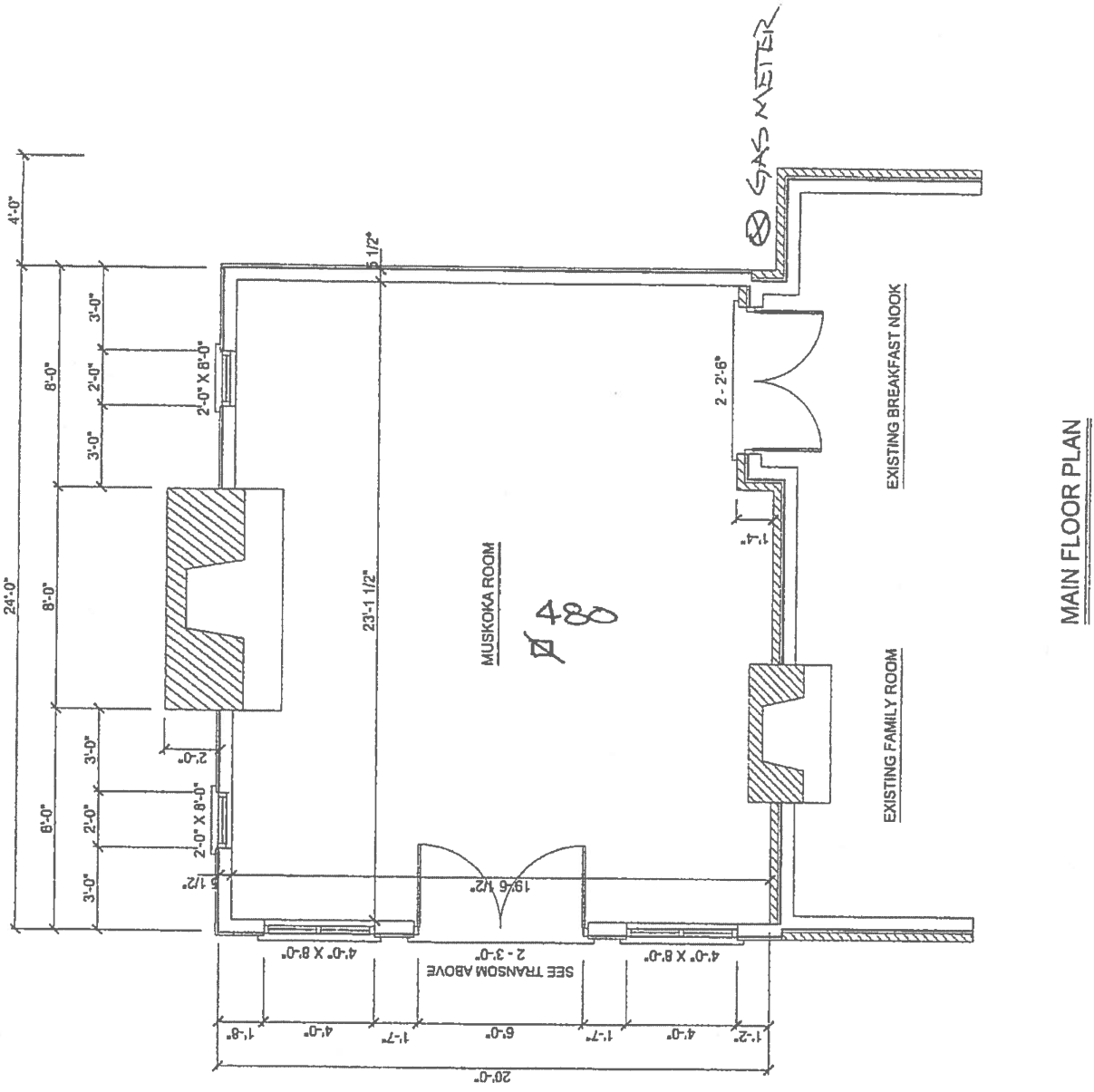
HISTORICAL PHOTO	1995 INVENTORY PHOTO
Photo date	Photo date

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.





LEFT ELEVATION



MAIN FLOOR PLAN



Attachment #4

Photos of 64 Catherine Avenue (2017)



Front Elevation from Catherine Avenue



Existing backyard, looking north

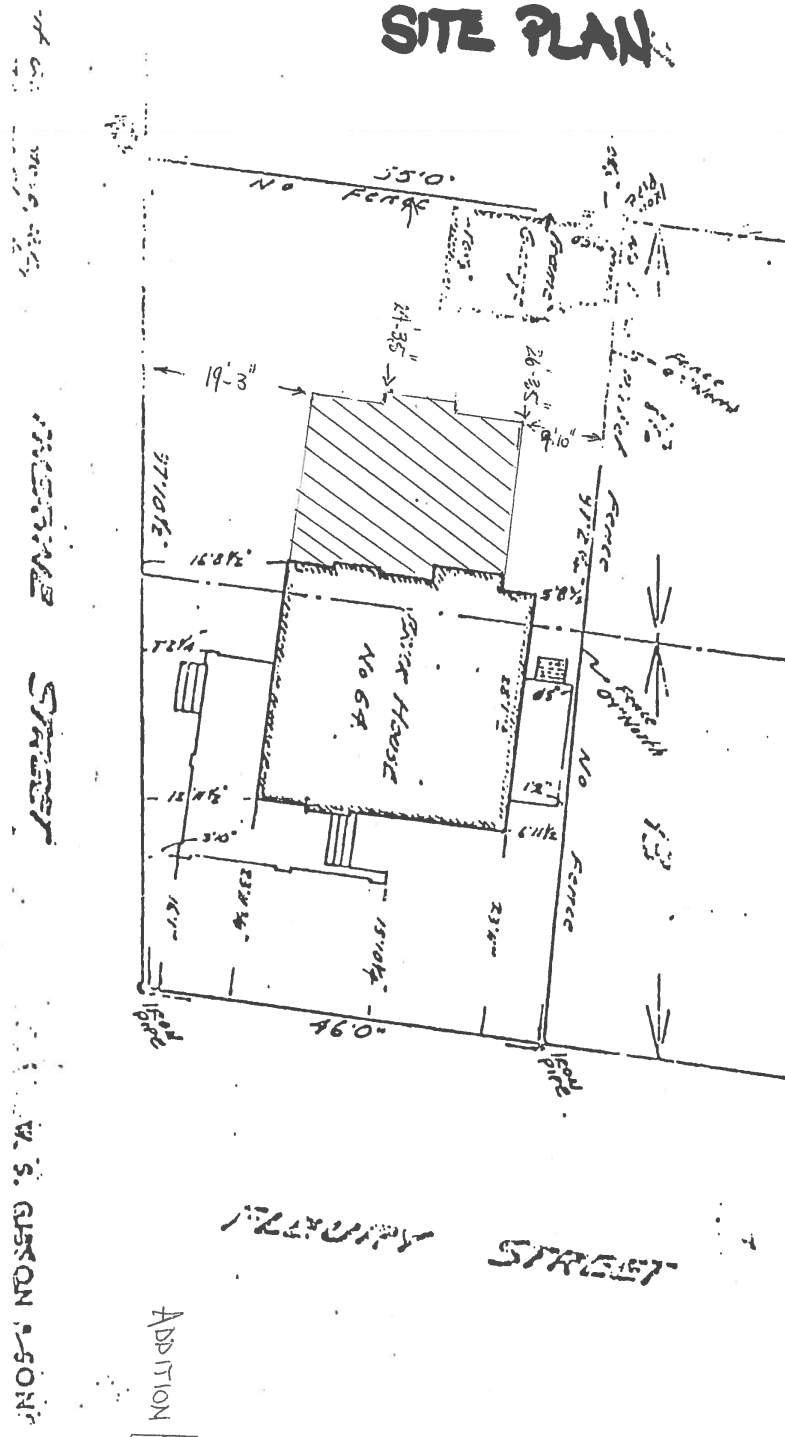
**Attachment #4**



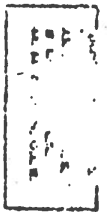
Existing backyard, looking east

Attachment #5

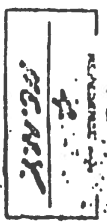
# SITE PLAN



Plan No. 116  
City of Toronto, County of York



**W. S. GIBSON & SONS**  
ONTARIO LAND SURVEYORS  
ESTABLISHED 1820  
1831 YONGE STREET PHONE MAYBAY 0723  
TORONTO 7, ONT. February 27<sup>th</sup> 1956.



ADDITION

W.S. GIBSON & SONS

*Handwritten signature and date: M. [unclear] 12/17/70*

SCHEDULE "A"



**Town of Aurora  
Heritage Advisory Committee Report No.HAC17-017**

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**Subject:** Proposed Addition- Sunroom and Garage- to a Listed Heritage Property  
46 Tyler Street

**Prepared by:** Jeff Healey, Planner/ Heritage Planning

**Department:** Planning and Building Services

**Date:** July 17, 2017

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### **Recommendation**

- 1. That Report No. HAC17-017 be received; and**
- 2. That the Heritage Advisory Committee provide any comments with respect to the proposed front addition located at 46 Tyler Street.**

### **Executive Summary**

The purpose of this report is to consult with the Heritage Advisory Committee on the proposed construction of a new front addition located at 46 Tyler Street.

- The structure was constructed circa 1885
- The owner's propose to construct a sunroom and attached garage, facing Mill Street

### **Background**

The Heritage Advisory Committee is requested to provide advice to Council pertaining to a listed property on the Aurora Register of Properties of Heritage Value of Interest. The owners have submitted a proposal on June 8, 2017 to construct a sunroom and a garage on the front elevation of the existing structure. The owners propose to maintain all heritage features of the existing home.

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Report No. HAC17-017

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### **Location**

The subject property is located on a corner lot, directly northwest of the intersection of Tyler Street and Mill Street with access from Mill Street (See Attachment 1). Mill Street can be described as a residential street with a transition to mid-rise residential uses towards Wellington Street East. Most of the homes along Mill Street and Tyler Street were constructed in the late 19<sup>th</sup> Century.

### **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 Mid-Victorian Ell-Shaped House.

### **Analysis**

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

The existing building can be described as a 1 ½ storey structure with side gable roof. The original building comprises of brick. Most of the original windows appear to have been replaced. A rear (west) addition was constructed circa 1960 is clad with mixed stonework, a second addition was added on the south side of the building circa 1990, clad with wood board and batten. Overall, the existing additions and modifications to the home appear to compliment the heritage character of the home.

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

Mill Street comprises of a total of seven (7) properties, two (2) of which are listed on the Aurora Register of Properties of Cultural Heritage Value or Interest. Tyler Street from Mill Street to George Street comprises of a total of fifteen (15) properties, thirteen (13) of which are listed on the Aurora Register of Properties of Cultural Heritage Value or Interest. The predominant architectural styles along Tyler Street and Mill Street include Victorian, Edwardian and bungalow architecture. There are currently no homes within the immediate vicinity which are Designated under Part IV of the *Ontario Heritage Act*.

#### **Proposed Concept Plan**

The owners have submitted conceptual drawings for a proposed addition to 46 Tyler Street (see Attachment 3). The proposed addition is located on the east elevation of the property facing, Mill Street. The owner's propose to add a sun room on the ground floor and construct an attached garage on the lower level. An existing parking area is located on the eastern portion of the property facing Mill Street.

The sunroom is proposed to be comprised primarily of glass. Concrete siding is proposed on the north and east elevations as part of the sunroom and the garage. Staff recommend the concrete siding be clad with a new material which is more in keeping with the built materials of the existing home. The sunroom will be constructed in a manner that preserves the existing exterior façade of the building underneath. Due to

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Report No. HAC17-017

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the change of elevation, the proposed attached garage does not the heritage home compared to an attached garage located on the same elevation.

### **Design Review Panel**

The application was reviewed by the Design Review Panel on June 23, 2017. Overall, the Panel was supportive of the proposed addition but did provide some comments.

- Recommended the use of wood board and batten or hardi board material for cladding around the proposed garage and sunroom.
- Adjust the windows on the north elevation to be vertical rather than horizontal
- Recommended a slight projection of a deck around the sunroom in order to hide the prominence of the garage
- Recommended the removal of the upper band of windows on the sunroom

### **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**

None.

### **Conclusions**

Staff encourage the Heritage Advisory Committee to provide any feedback on the proposed addition for 46 Tyler Street. The proposed sunroom, has been designed to protect the existing historical structure. The proposed garage, attached via the sunroom, will have minimal impact on the existing heritage structure.



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Report No. HAC17-017

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### **Attachments**

Attachment #1 – Location Map  
Attachment #2 – Heritage Resource Brief (2010)  
Attachment #3 – Proposed Elevations, 46 Tyler Street  
Attachment #4 – Photos of 46 Tyler Street (2017)

### **Previous Reports**

None.

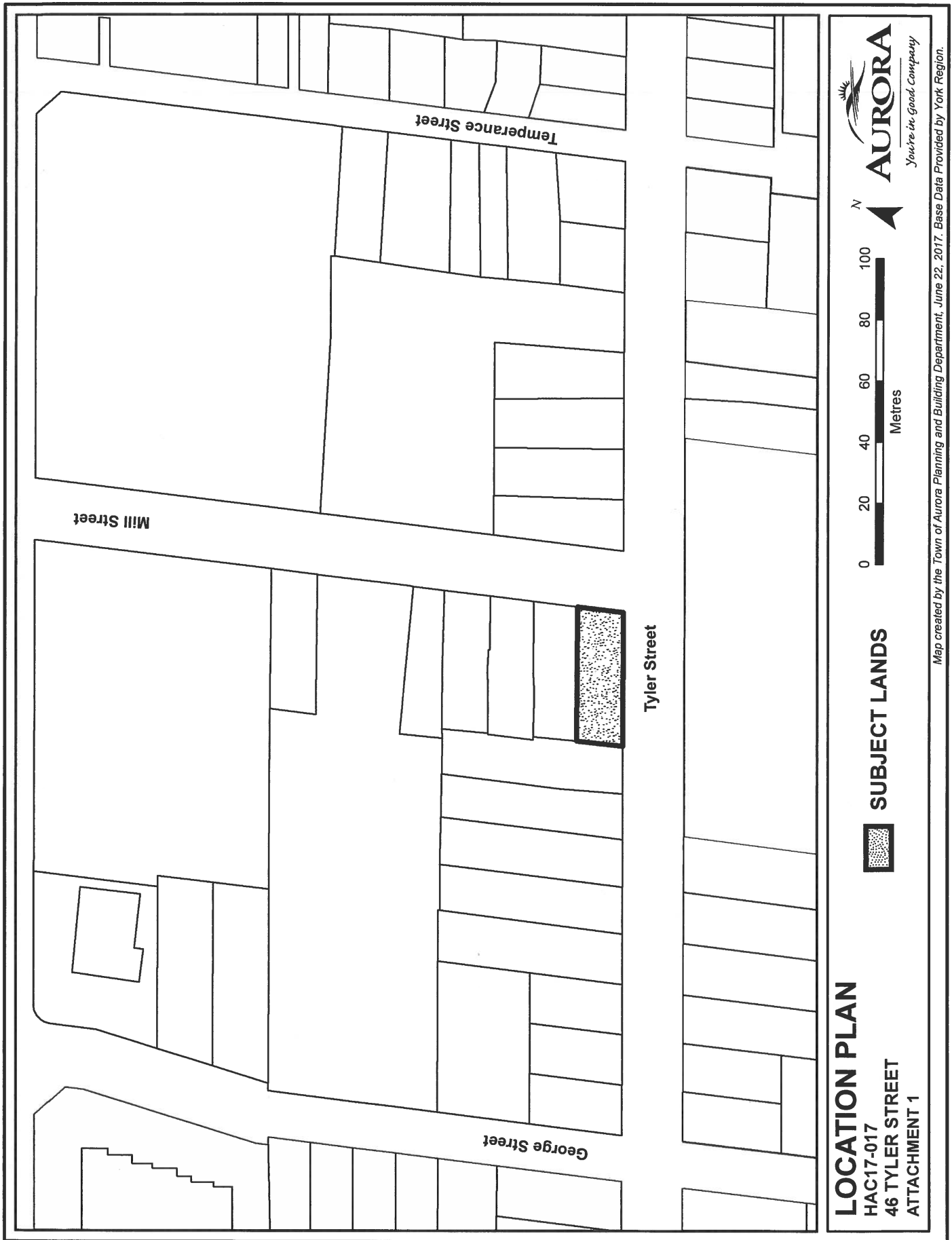
### **Pre-submission Review**

Reviewed by the Chief Administrative Officer and Director of Planning and Building Services.

### **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: 46 Tyler Street                  Former Address:                  Legal Description: PLAN: 30 PART LOT: 1</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>	46 Tyler Street	<b>Builder:</b>	
<b>Construction Date:</b>	C1885	<b>Architect:</b>	
<b>Architectural Style:</b>	Mid-Victorian Ell-shaped House	<b>Original Owner:</b>	
<b>Heritage Easement:</b>		<b>Historical Name:</b>	

**GENERAL DESCRIPTION:**

<b>Floor Plan:</b>	L-shaped	<b>Storey:</b>	1 ½
<b>Foundation Materials:</b>			
<b>Exterior Wall Materials:</b>			
<b>Roof Type:</b>	Gable	<b>Windows:</b>	Bay window with decorative wood trim
<b>Entrance:</b>		<b>Bays:</b>	

**UNIQUE FEATURES:**

<b>Chimney (s):</b>		<b>Special Windows:</b>	
<b>Dormers:</b>		<b>Porch/Verandah:</b>	Porch with decorative wood trim removed
<b>Roof Trim:</b>		<b>Door Trim:</b>	
<b>Window Trim:</b>		<b>Other:</b>	Frame/siding addition to front; addition to rear, aluminum awning

**Proposal #2 East Elevation**

Attachment 3



The Designer has reviewed and takes responsibility for the design and has the qualifications and meets the requirements as set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION

Mark Weston - BCIN # 42389

Sign \_\_\_\_\_ Date \_\_\_\_\_

Koa Tree- design - FIRM BCIN # 42772

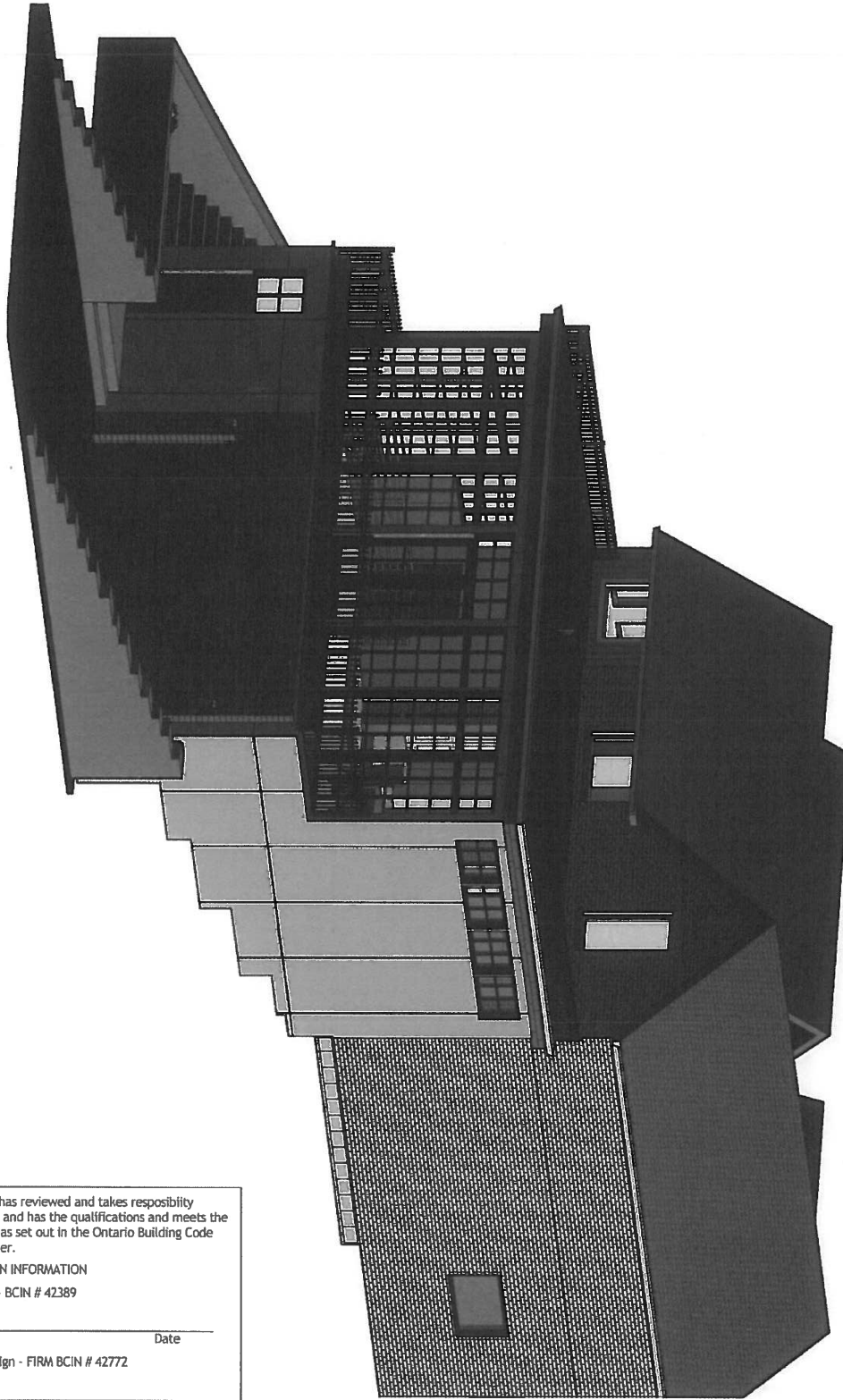
Sign \_\_\_\_\_ Date \_\_\_\_\_

KoaTree - design // www.koatree.ca // mw@koatree.ca // 905.505.5855

owner: ANDREW TADROUS R. MARINA HANNA 46 TYLER	project: PROPOSED GARAGE & 1ST FLOOR SUNROOM	revisions:	date issued: JUNE/05/2017	<b>2</b> SHEET #
AURORA, ON.	change of use: NO		drawn by: Mark Weston	



**Proposal #2 North East Perspective**



The Designer has reviewed and takes responsibility for the design and has the qualifications and meets the requirements as set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION  
Mark Weston - BCIN # 42389

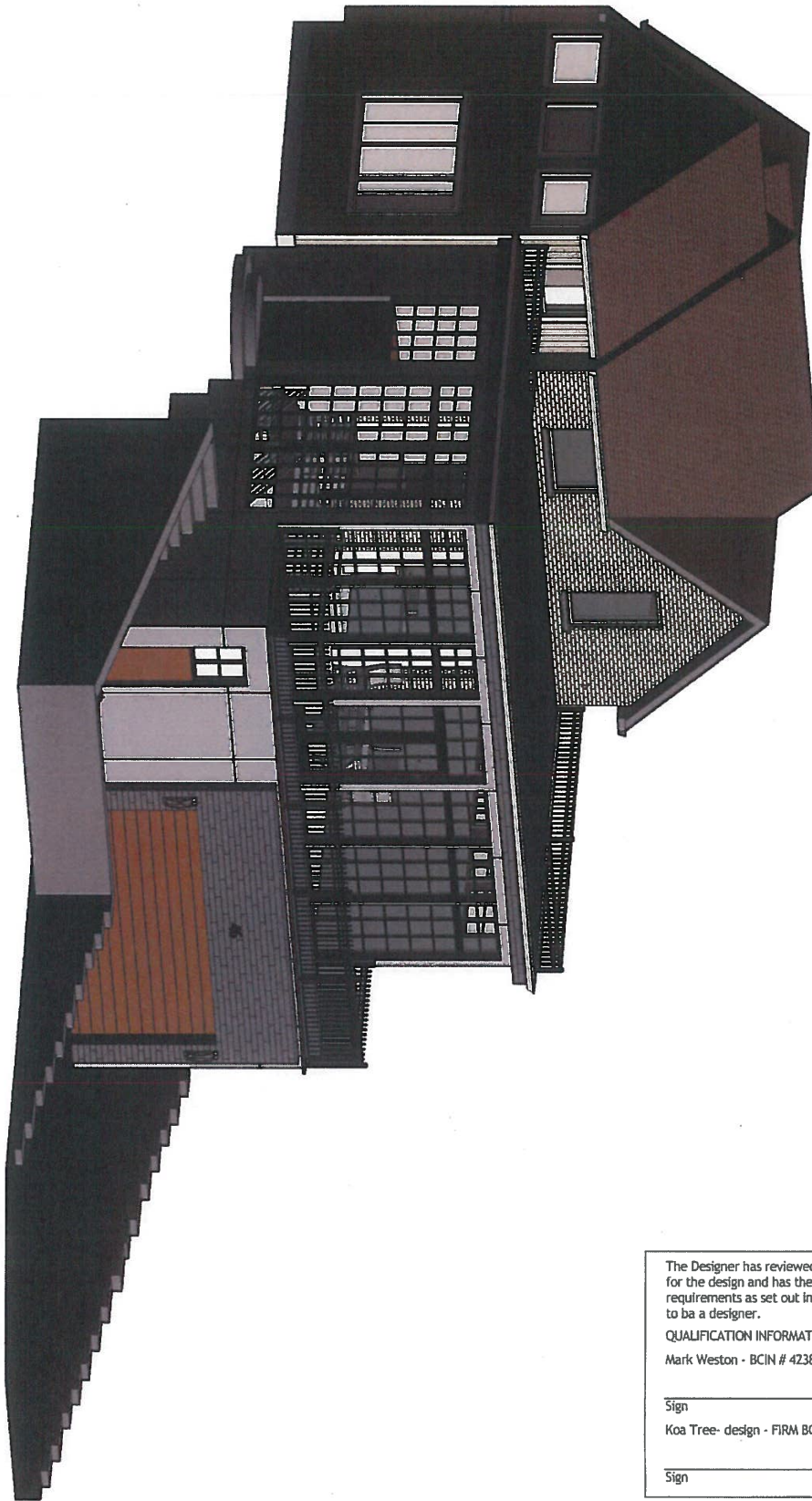
\_\_\_\_\_  
Sign Date  
Koa Tree- design - FIRM BCIN # 42772

\_\_\_\_\_  
Sign Date

KoaTree - design // [www.koatree.ca](http://www.koatree.ca) // [mw@koatree.ca](mailto:mw@koatree.ca) // 905.505.5855

mer: ANDREW TABROUSS & MARINA HANNA 46 TYLER	project: PROPOSED GARAGE & 1ST FLOOR SUNROOM	revisions:	date issued: JUNE/05/2017	<b>3</b> SHEET #
AURORA, ON.	change of use: NO		drawn by: Mark Weston	
146 7N7	scale: N.T.S.			

**Proposal #2 South East Perspective**



The Designer has reviewed and takes responsibility for the design and has the qualifications and meets the requirements as set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION  
Mark Weston - BCIN # 42389

\_\_\_\_\_  
Sign Date  
Koa Tree- design - FIRM BCIN # 42772

\_\_\_\_\_  
Sign Date

KoaTree - design // www.koatree.ca // mw@koatree.ca // 905.505.5855

client: ANDREW TADROUSS & MARINA HANNA 46 TYLER	project: PROPOSED GARAGE & 1ST FLOOR SUNROOM	revisions:	date issued: JUNE/05/2017	<b>3</b> SHEET #
AURORA, ON.	change of use: NO		drawn by: Mark Weston	
14G 2N7	scale: N.T.S.			

Attachment #4

**Photos of 46 Tyler Street (2017)**



Front Elevation from Mill Street



View of Existing Porch, looking North





**Town of Aurora  
Heritage Advisory Committee Report No.HAC17-018**

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**Subject: Wood Plaque Application  
41 Kennedy Street West**

**Prepared by: Jeff Healey, Planner/ Heritage Planning**

**Department: Planning and Building Services**

**Date: July 17, 2017**

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## **Recommendation**

- 1. That Report No. HAC17-018 be received for information.**

## **Executive Summary**

The purpose of this report is to provide the Heritage Advisory Committee information with respect to a Wood Plaque Application for 41 Kennedy Street West.

- A Wood Plaque was previously installed for the home known as “The Pink House” in 1994
- By 2014, the house was re-painted from pink to grey and the existing plaque has since been removed

## **Background**

In 1994, a Heritage Plaque was provided to the former owners of 41 Kennedy Street West. The plaque was identified as “The Pink House, 1925”. The plaque was installed on the home at least until 2010. By 2014, the house was re-painted from pink to grey and the wood plaque was removed. It appears that the home was listed for sale in 2014.

On May 17, 2017, the Owners 41 Kennedy Street West submitted an Application to receive a new Wood Plaque. As the building has since been re-painted, an alternative name to the Pink House was requested.

As per By-law 5365-11 being a By-law to delegate certain assigned Council authority under the *Ontario Heritage Act* to staff whereby, “The Manager is authorized to approve the application for, and order the creation of, interpretive wood plaques for heritage properties as part of the Heritage Advisory Committee education initiative.”

July 17, 2017

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Report No. HAC17-018

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As such, the Director of Planning and Building Services has processed and approved the Application for a Wood Plaque at 41 Kennedy Street West.

The property located at 41 Kennedy Street West is a Listed (non-designated) property on the Aurora Register of Properties of Cultural Heritage Value or Interest. The Register describes the property as being constructed circa 1925. The house was constructed in a bungalow architectural style (Attachment 1). It is noted that a 1 ½ storey rear addition was constructed in 2002.

According to research conducted by Jacqueline Stuart (Attachment 2), the property located at 41 Kennedy Street West was often referred to as the Pink House because the house was coloured Pink for most of its lifespan. When the home was constructed Ernest Bonisteel and his wife were the owners of the property. Mr. Bonisteel was a cousin of Aurthur Bonisteel who was an owner of the Collis Leather Tannery on Tyler Street. Ernest Bonisteel would work at the Tannery although his position was unknown. By 1939, Mr. Bonisteel had rented out the home to C.A Foster, engineer.

By 1948, the home was sold to Harry and Charlotte Fleury. Harry Fleury was a banker with roots in Aurora and Charlotte was known as a hostess and gardener. The Fleury's would own the home until 1972.

The next owner's were the Dubiel's. Mrs. Dubiel was an interior decorator who made significant upgrades to the interior of the home. At this time, artist Allan Peterson would create a *trompe l'oeil* work within the home. The painting continues to exist within the home to this day. The home became a destination for the Aurora Historical Society's annual House Tour in the early 1990's (a forerunner to Doors Open Aurora) and was featured in *Century Home Magazine* in October 1993.

### **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**

None.



July 17, 2017

- 3 -

Report No. HAC17-018

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### **Conclusions**

Due to the home's extended ownership of the Bonisteel and Fleury families, the following wording for the wood plaque is recommended:

**THE BONISTEEL-FLEURY HOUSE**  
**c.1925**  
**HERITAGE COMMITTEE- TOWN OF AURORA**

### **Attachments**

Attachment #1 – Property Page, 41 Kennedy Street West  
Attachment #2 – Historical Notes by Jaqueline Stuart

### **Previous Reports**

None.

### **Pre-submission Review**


Reviewed by the Chief Administrative Officer and Director of Planning and Building Services.

### **Departmental Approval**



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

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

<b>SITE</b>	<p>Address: 41 Kennedy Street West                  Former Address:                  Legal Description: PLAN: 246 LOT: 38</p>
<b>STATUS</b>	<p>Current Use: Residence Original use: Residence                  Heritage Status: Listed By-law No. &amp; Date:                  Official Plan: Private Open Space Zoning: EP (Environmental                  Protection)                  HCD: Plaques: Wooden Plaque</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>	41 Kennedy Street West	<b>Builder:</b>	
<b>Construction Date:</b>	1925	<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
<b>Foundation Materials:</b>			
<b>Exterior Wall Materials:</b>	Stucco		
<b>Roof Type:</b>	Hip	<b>Windows:</b>	
<b>Entrance:</b>	Recessed entrance	<b>Bays:</b>	

**UNIQUE FEATURES:**

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

**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.

## 41 Kennedy Street West

### “The Pink House”

The house at number 41 Kennedy Street West, often referred to as “the pink house” because of its long-time exterior colour, appears to have been constructed in 1925.

The assessment roll for 1924 (the assessment was usually made early in the year) shows Charles Fry as the owner of a vacant property on the south side of Kennedy Street, with a 204-foot frontage. By the time of the 1925 assessment, Ernest Bonisteel was the owner of that property, which was still vacant. In the roll for 1926, however, Mr. and Mrs. Bonisteel were taxed for a property worth \$450, which had a building or buildings on it valued at \$3,000: the house had been built.<sup>1</sup>

In addition to this official record, the local paper reinforces the 1925 building season date with its report in May of that year that Charles Fry had sold a lot on Kennedy Street to Mr. E. Bonisteel, who intended to build.<sup>2</sup>

Ernest Dickens Bonisteel—known as “Ernie”—was a cousin of Mr. Arthur Bonisteel, owner of the Collis tannery which stood on Tyler Street at the north end of the valley running between Kennedy and Tyler streets. The tannery buildings are there still. Ernest Bonisteel worked at the tannery, but his position is not known.

Mr. Bonisteel and his first wife, Elsie, do not appear to have raised any family in the house as no children are mentioned in her 1938 death notice.<sup>3</sup>

By the time of the 1939 assessment Ernest Bonisteel is listed as the non-resident owner of the Kennedy Street house. At the time of his death in 1962 he was living in Parry Sound, having remarried and become father to two daughters.<sup>4</sup>

The date of Mr. Bonisteel’s sale of number 41 is not known, as the historical society does not have the assessment rolls for most of the 1940s, and the ownership of the property has not been tracked at the land registry office. However, it is known that the next long-term residents were Harry and Charlotte Fleury. According to a book written about Charlotte’s family, Mr. and Mrs. Fleury purchased the Kennedy Street house in 1948.<sup>5</sup> Certainly by the time of the 1949 assessment the Fleurys were owners.

Harry A. Fleury was a banker with roots in Aurora. His first wife, “Fritz” Wells, died in 1942. According to the Proctor family history he married Charlotte Stewart, *née* Proctor,

<sup>1</sup> See accompanying notes from assessment rolls.

<sup>2</sup> *Aurora Banner*, 1 May 1925.

<sup>3</sup> *Aurora Banner*, 1 July 1938.

<sup>4</sup> *Aurora Banner*, 26 July 1962.

<sup>5</sup> *The Proctor Family History, 1831-1981* (Woodstock, Ontario: privately printed, 1981), page 49.

in 1947. In that same history Charlotte is described as “extremely talented, a competent and charming hostess ... a quick wit. She was physically strong and vigorous. Her gardens were a delight in each place she lived and she had a great love of flowers. She was artistic and skillful at needlework.”<sup>6</sup>

It seems probable that it was the Bonisteels who dammed the stream to form the pond at number 41. Snapshots taken in the 1930s show the dam in place.<sup>7</sup> Perhaps it was the pond which later attracted Charlotte Fleury, the gardener, to the house.

Harry Fleury died at home in 1966.<sup>8</sup> Five years later Charlotte moved to Brampton, and she died five years after that.

Gerald and Marjory Dubiel first appear in the voters list in 1972, so it seems likely that they purchased number 41 from Mrs. Fleury. Certainly they were the next significant owners.

Mrs. Dubiel was an interior decorator. Although artist Allan Paterson actually executed the *trompe l'oeil* work which became such a feature of the house, Mrs. Dubiel was responsible for the overall style of the interior. The house charmed visitors when it was on the Aurora Historical Society's annual house tour in 1990 and again in 1992. The home was featured in *Century Home* in October of 1993 and the pond, although not identified, in the same magazine earlier that year.<sup>9</sup>

Gerry Dubiel died in 1989. Marjory Dubiel died in 1970, leaving her only child, Samantha.<sup>10</sup>

During the ownership of the next owners of relatively long tenure, John Garner and Janet Young-Garner, a sizeable addition was made to the house. It had only *just* been completed when number 41 made its third house tour appearance, in 2002. The Garners took pains to echo the style of the existing Arts and Crafts dwelling, and to duplicate the pink stucco cladding.

Aurora Historical Society  
1999, rev 2007

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<sup>6</sup> *The Proctor Family History*, page 49.

<sup>7</sup> Aurora Historical Society photos 990.13.7 and 990.13.16. See attachment.

<sup>8</sup> *Aurora Banner*, 28 September 1966.

<sup>9</sup> *Century Home*, May 1993, pages 18ff, and October 1993, pages 36-43.

<sup>10</sup> File of death announcements, Aurora Historical Society.

Notes from assessment rolls re 41 Kennedy Street West

The notes below include typical entries for the property, and entries which reflect changes.

- 1924 Charles Fry, insurance agent, freeholder [owner]; south side Kennedy, 204 ft; vacant; value of land \$450
- 1925 E. Bonisteel, freeholder; Kennedy, 204 ft; value of land \$450
- 1926 E. Bonisteel, foreman, and Mrs. E. Bonisteel, freeholders; Kennedy, 204 ft; built on; value of land \$450, of building(s) \$3000
- 1930 E. Bonisteel, age 36, foreman, and Mrs. E. Bonisteel, age 35, freeholders; Kennedy, 204 ft; built on; value of land \$450, of building(s) \$3000
- 1938 E. Bonisteel, foreman, and Mrs. E. Bonisteel, freeholders; Kennedy, 204 ft; built on; value of land \$450, of building(s) \$3000  
[Mrs. Bonisteel's name crossed out]
- 1939 E. Bonisteel, owner, non-resident; Kennedy, lot 38, 218 ft; value of land \$450, of building(s) \$3000  
tenants: C.A. Foster, engineer, age 57, and Mrs. Foster, age 50
- 1940 E. Bonisteel, owner, non-resident; Kennedy, lot 38, 218 ft; value of land \$450, of building(s) \$3000  
tenants: C.A. Foster, engineer, age 53, and Mrs. Foster, age 48
- 1941 E. Bonisteel, owner,; Kennedy, lot 38, 218 ft; value of land \$450, of building(s) \$3000  
[no tenant, but blank line left as if expected to be filled in]

assessment rolls 1942 to 1948 not held at museum

- 1949 Harry Fleury, gentleman, and Mrs. Fleury, owners; south side Kennedy, part lot 38; value of land \$500, of building(s) \$2950