



**Town of Aurora  
General Committee  
Meeting Revised Agenda**

**Date:** Tuesday, April 18, 2023  
**Time:** 7 p.m.  
**Location:** Council Chambers, Aurora Town Hall

Meetings are available to the public in person and via live stream on the [Town's YouTube channel](#).  
To participate, please visit [aurora.ca/participation](https://www.aurora.ca/participation).

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	<b>Pages</b>
<b>1. Call to Order</b>	
<b>2. Land Acknowledgement</b>	
<b>3. Approval of the Agenda</b>	
<b>4. Declarations of Pecuniary Interest and General Nature Thereof</b>	
<b>5. Community Presentations</b>	
5.1 Javed S. Khan and Mike Smith, Aurora Sports Hall of Fame; Re: FORE! Inaugural Aurora Sports Hall of Fame Golf Classic	1
*5.2 Erin Cerenza and Tim Jones, Neighbourhood Network; Re: Neighbourhood Network Update	2
<b>6. Delegations</b>	
6.1 Angela Daust, Resident; Re: Item 9.1 – PDS23-040 - Designation of 30 Individual Properties Under Part IV of the Ontario Heritage Act	16
6.2 Christine and David Butler, Residents; Re: Item 9.1 – PDS23-040 - Designation of 30 Individual Properties under Part IV of the Ontario Heritage Act	63
*6.3 Rev. Fr. Florian, Resident; Re: Item 9.1 – PDS23-040 - Designation of 30 Individual Properties under Part IV of the Ontario Heritage Act	65
*6.4 Alexander Papadimitropoulos, Resident; Re: Item 9.1 – PDS23-040 - Designation of 30 Individual Properties Under Part IV of the Ontario Heritage Act	67

7.	Consent Agenda	
8.	Advisory Committee Meeting Minutes	
9.	Consideration of Items Requiring Discussion (Regular Agenda)	
9.1	PDS23-040 - Designation of 30 Individual Properties under Part IV of the Ontario Heritage Act	69
	<ul style="list-style-type: none"> <li>1. That Report No. PDS23-040 be received; and</li> <li>2. That for the properties whose Notice of Intent to Designate has been withdrawn, Council authorize staff to: <ul style="list-style-type: none"> <li>a. Issue the respective Notices of Withdrawal; and</li> <li>b. Remove the respective properties from the Town's Heritage Register in accordance with the provisions of Bill 23 and the <i>Ontario Heritage Act</i>; and</li> </ul> </li> <li>3. That for the properties where the Notice of Intent to Designate has not been withdrawn, the appropriate designation by-laws be brought back for enactment.</li> </ul>	
9.2	CMS23-016 - Pickleball Opportunities - 2023	207
	<ul style="list-style-type: none"> <li>1. That Report No. CMS23-016 be received; and</li> <li>2. That the Sports Field and Park Use Policy be amended to reflect the proposed alternative use for dedicated outdoor pickleball courts; and</li> <li>3. That Council approve OPTION 1B and OPTION 2 for implementation and to be funded from operating budget.</li> </ul>	
9.3	CMS23-013 - Community Partnership Grant Program - Policy Approval	218
	<ul style="list-style-type: none"> <li>1. That Report No. CMS23-013 be received; and</li> <li>2. That the Community Partnership Grant Policy (attachment 1) be approved; and</li> <li>3. That the Town's existing Corporate Sponsorship Policy be repealed.</li> </ul>	
9.4	CMS23-012 - Approval of Capital Project No. 72478 - Sports Dome - Air Conditioning	228
	<ul style="list-style-type: none"> <li>1. That Report No. CMS23-012 be received; and</li> <li>2. That the condition on the approval of a total of \$155,000 in</li> </ul>	



capital budget authority for Capital Project No. 72478 – Sports Dome Air Conditioning be lifted, and the project proceed; and

3. That \$40,000 in previously approved budget authority and its associated funding be transferred from Project No. 72460 – Aurora Sports Dome Retrofit to Project No. 72478 – Sports Dome Air Conditioning.

**9.5 CS23-027 - Aurora Appeal Tribunal and Property Standards Committee Remuneration**

236

1. That Report No. CS23-027 be received; and
2. That the Aurora Appeal Tribunal and Property Standards Committee Members be provided remuneration in the amount of \$80 per meeting; and
3. That the attached Terms of References for the Aurora Appeal Tribunal and Property Standards Committee be approved.

**10. Notices of Motion**

**10.1 Councillor Gilliland; Re: Committees Continuing Past Council Term**

243

**11. Regional Report**

**12. New Business**

**13. Public Service Announcements**

**14. Closed Session**

**15. Adjournment**

# Delegation Request

This request and any written submissions or background information for consideration by either Council or Committees of Council is being submitted to Legislative Services.

**Council or Committee \***

General Committee

**Council or Committee Meeting Date \* ?**

2023-4-18



**Subject \***

FORE! Inaugural Aurora Sports Hall of Fame Golf Classic

**Full Name of Spokesperson and Name of Group or Person(s) being Represented (if applicable) \***

Javed S. Khan & Mike Smith

**Brief Summary of Issue or Purpose of Delegation \***

The Aurora Sports Hall of Fame is teeing off on their Inaugural ASHoF Golf Classic. The brief presentation will share the details, including dates, times, location, call out to sponsors and registration of foursomes.

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

☐ Yes

☒ No

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

☒ Agree

# Delegation Request

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**Council or Committee (Choose One) \***

Council

**Council or Committee Meeting Date \* ?**

2023-4-18



**Subject \***

Neighbourhood Network Update

**Full Name of Spokesperson and Name of Group or Person(s) being Represented (if applicable) \***

Erin Cerenza/Tim Jones

**Brief Summary of Issue or Purpose of Delegation \***

It's been a number of years since Neighbourhood Network (Magna for Communities organization) has reported to Council on it's activities. As Neighbourhood Network works closely with the Town staff in areas of volunteers; the Hoedown; Tree Planting etc, and has it's office located in Aurora, we would like to update Council on our current priorities and initiatives.

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

☐ Yes

☒ No

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

☒ Agree

Creating Opportunities

Supporting Communities

Promoting Volunteerism

Who We Are



# NeighbourhoodNetwork

Building Better Communities Together

A division of  **MAGNA**

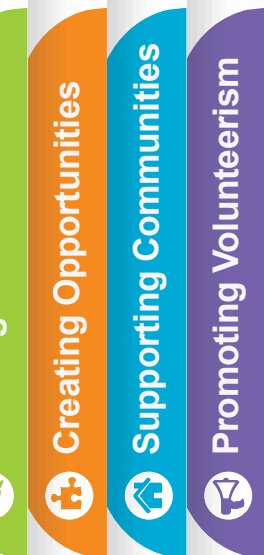
**2022**

Year in Review

NeighbourhoodNe  
Building Better Communities

Our **Mission** is to multiply community giving and create caring and vibrant neighbourhoods through promoting volunteerism, linking resources, and supporting local charities and agencies.

Our **Vision** is building better communities together.



**2022**  
Year in Review

# Promoting Volunteerism

IMPACT OF VOLUNTEERING



NeighbourhoodNetwork  
Building Better Communities Together

**19,459**  
Volunteers



**1** Hour of  
Service



**811**

Days of  
Volunteering



**\$301,651**

Hours of Time  
Donated

Creating Opportunities

Supporting Communities

**2022**  
Year in Review

# Promoting Volunteerism



**NeighbourhoodNetwork**  
Building Better Communities Together

**19,459**

## Total Volunteers

Registered at

[www.nnetwork.org](http://www.nnetwork.org)

**1,322**

## New Volunteers

since January 1<sup>st</sup>, 2021



**18%**

## Total Registered Users

Located in the  
Town of Aurora



Creating Opportunities

Supporting Communities



**2022**  
Year in Review

# Supporting Communities



Neighbourhood**Network**  
Building Better Communities Together

## Magna Community Support

**\$42,930.60**

**Raised by Magna Employees**

At Magna's Head Office, Located  
in Aurora, for Important  
Community Initiatives





**2022**  
Year in Review

# Supporting Communities

MAGNA HOEDOWN COMMUNITY FUND



**NeighbourhoodNetwork**  
Building Better Communities Together



**30**

**Local Charities Supported**  
Whose Programs and Services  
Collectively Help Over...

**153,000**

**York Region  
Residents**



Giving Hope Today



**9**

**Recipients Based  
in Aurora**



**2022**  
Year in Review

# Supporting Communities



**NeighbourhoodNetwork**  
Building Better Communities Together

## Our 2022 Holiday Gift Drive Supported

**16**

Charities



&

**300+**

Individuals



**1,700**

**Gifts Sent**

to Support Local  
Seniors in Isolation



Creating Opportunities



Supporting Communities



**2022**  
Year in Review

# Creating Opportunities

STUDENT ENGAGEMENT



NeighbourhoodNetwork  
Building Better Communities Together



**20**

## High Schools

Collaborated With, Including:

*Aurora High School*

*Cardinal Carter C.H.S.*

*Dr. G.W. Williams S.S.*

*St. Andrew's College*

*St. Maximillian Kolbe C.H.S.*

**700**

## Community Involvement Hours

Earned Through  
Neighbourhood Network's  
Programs

Creating Opportunities



Supporting Communities

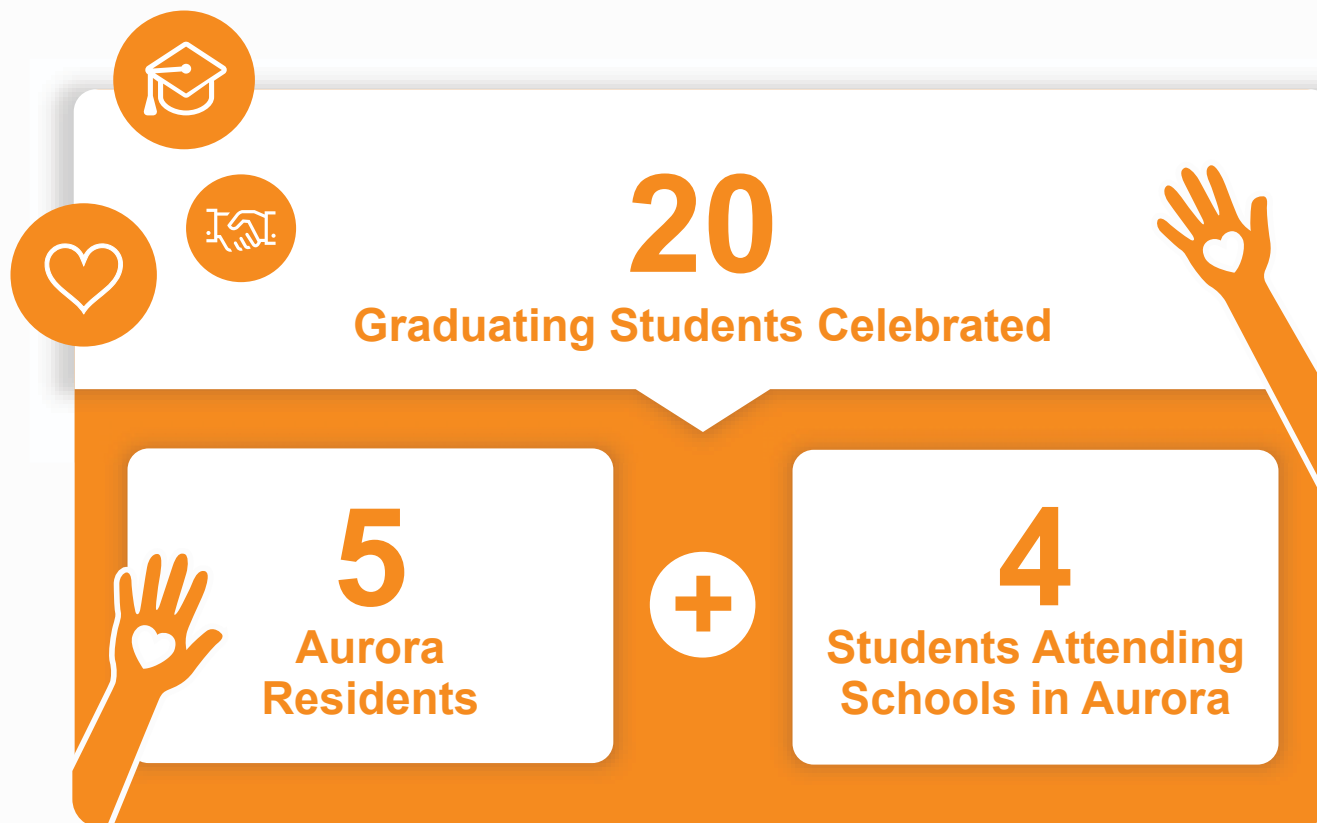


**2022**  
Year in Review

# Creating Opportunities



**NeighbourhoodNetwork**  
Building Better Communities Together



Creating Opportunities



Supporting Communities



**2022**

Year in Review

# Creating Opportunities

## SPRING TREE PLANTING



NeighbourhoodNetwork  
Building Better Communities Together

**240**

### Volunteers

Participated in Our  
Annual Spring Tree  
Planting Day across 6  
Municipalities

**1,190**

### Trees Planted

**250**

### Trees Planted in Aurora

at Vines Place and  
Stormwater Pond



Creating Opportunities



Supporting Communities



**2022**  
Year in Review

# Building Connections



**NeighbourhoodNetwork**  
Building Better Communities Together

**491**  
Partnered  
Organizations

**30**  
New Partnerships  
In 2022

## Latest Partners Serving Aurora



Building Connections



Creating Opportunities



Supporting Communities



**2022**

Year in Review

# Building Connections



Neighbourhood**Network**  
Building Better Communities Together

**3**

## Learning Sessions

Providing Information  
on Inclusivity and  
Fostering Collaboration  
Between Our  
Non-Profit Partners

**1**

**Indigenous People: Learning About  
the First People of Turtle Island**

**2**

**Networking  
With Pride**

**3**

**Diversity and Inclusion  
for Non-Profits**

Building Connections



Creating Opportunities



Supporting Communities



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ar in Review

# How You Can Help



NeighbourhoodNetwork  
Building Better Communities Together

## Step Up. Give Back.

Get Involved with  
Neighbourhood Network!

Register Today at  
**[www.nnetwork.org](http://www.nnetwork.org)**

## Volunteer for Spring Tree Planting



neighbourhoodnetwork



Neighbourhood Network



@NeighbourNetwrk



How You Can Help



Building Connections



Creating Opportunities



Supporting Communities



# Delegation Request

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**Council or Committee (Choose One) \***

General Committee

**Council or Committee Meeting Date \* ?**

2023-4-18



**Subject \***

Designation of home

**Full Name of Spokesperson and Name of Group or Person(s) being Represented (if applicable) \***

Angela Daust

**Brief Summary of Issue or Purpose of Delegation \***

To explain to council, through a Powerpoint presentation, why my home at 31 Tyler Street in Aurora should not be historically designated.

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

☒ Yes

☐ No

**Full name of the Town staff or Council member with whom you spoke**

Adam Robb

**Date you spoke with Town staff or a Council member**

2023-3-27



I acknowledge that the Procedure By-law permits five (5) minutes for Delegations. \*Page 17 of 243

☒ Agree



**Refusal to Designate  
31 Tyler Street, Aurora**

## Receipt of Intent to Designate letter from the Town of Aurora

- On February 3, 2023 we received a registered letter from Michael de Rond, Town Clerk, at the Town of Aurora. It was a Notice of Intention to Designate our house as a property of Cultural Heritage Value or Interest.
- It also stated that any objection to this designation must be launched within 30 days of the notice contained in the Aurora Banner, which was published February 9, 2023.
- Reasons for the objection must outlined , including all relevant facts.
- We formally **OBJECT to designation.**
- The following outlines the reasons this house and property **SHOULD NOT** be designated.

# Reasons for Refusal to Designate

## Design and Physical Value:

Our house is not representative of a late two story dwelling as every stick of lumber, windows, doors, electrical, plumbing, heating, insulation and drywall has been replaced less than 25 years ago. The property was for sale on the market for 6 months and nobody wanted to purchase it. The roof was caving in, windows were broken, the walls were bowing outward from the weight of the roof, which surely would have collapsed within a year. The foundation was crumbling and the basement was full of water. The foundation most likely would have failed within a short period of time as well. The entire back half of the house was sloping precariously to the east because the brick and stump foundation under that section had already failed. There was extensive water damage throughout the building. The coach house had collapsed in the center as it was built on the ground with no foundation and had rotted three feet up from the middle. The house and garage were completely derelict with squirrels, raccoons, bats, mice and hornets living in them.



# Design and Physical Value continued

## **Rebuilding not Preserving:**

We purchased this house in 1996 and decided that instead of demolishing it, which probably would have been the better course of action given it's condition, we decided to rebuild it. Not preserve it because there was NOTHING left to preserve! Here is a list of the extensive rebuilding that was done:

- Completely tore down the back of the house as it was not salvageable.
- Replaced every joist, wall stud, floorboard and baseboard. Literally every stick of wood in the house is new.
- Gutted and replaced all wood in the front half of the house, joists, walls, floorboards, ceilings.
- Raised the front of the house and poured a new foundation, three feet higher than the original elevation of the house to accommodate LSRCA rules, as this property falls under their jurisdiction due to the stream located beside our house.
- Rebuilt the entire back of the house.
- Removed the roof, bargeboard, and trusses on the house.
- Re-created the bargeboard as the original was not salvageable (rotten and chewed by rodents. We still have the templates showing the re-created bargeboard.

# Template created to build new bargeboard (original unsalvageable)



# Design and Physical Value continued

## **Rebuilding not Preserving Continued:**

- Rebuilt the roof to higher than the original to accommodate a loft and third floor. Original structure was only two stories in the front and only one and a half stories in the back. New structure is three stories.
- Replaced all windows and doors with aluminum-clad windows and steel doors, except the front door. Front door was rebuilt, not original, as it was rotted and etched glass was broken.
- Added front and back porches with recreated bargeboard on the front. Original structure did not have porches.
- Completely replaced all wood siding with new cedar siding as original siding was rotten.
- Added new insulation and drywall in the entire rebuilt house. Plaster and lath was water damaged, cracked and dangerous as pieces were falling from the ceiling and walls and had to be removed. There was no insulation in the original walls.
- Installed new plumbing, furnace, water tank, air conditioner, electrical wiring, electrical panel, alarm system, lighting, ejector system, and sump system.
- Hooked up to city sewer as original house was on a septic system that no longer functioned.



# Design and Physical Value continued

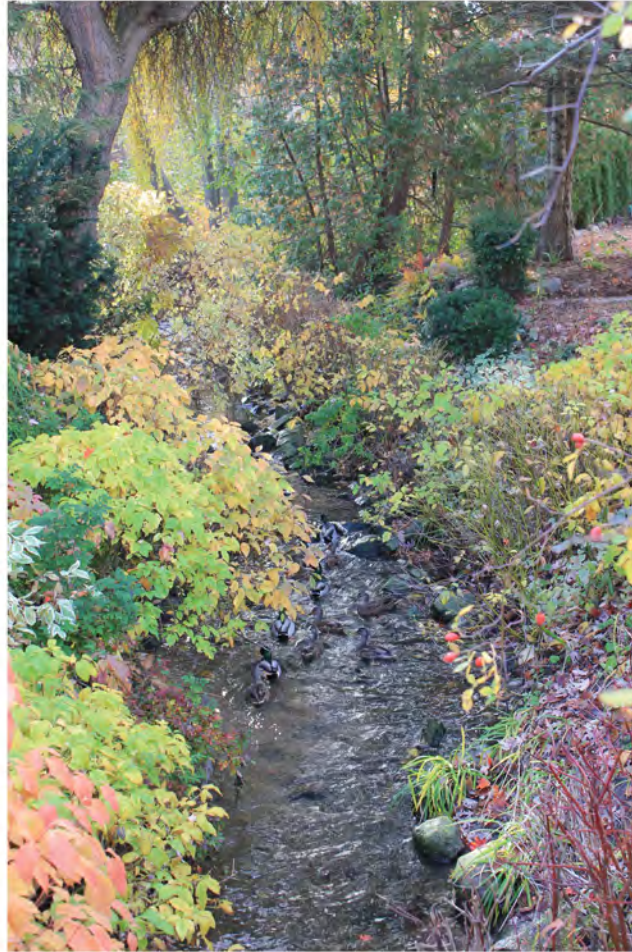
## **Rebuilding not Preserving Continued:**

- Added new baseboards, wainscoting, coffered ceiling, crown moldings, and interior doors and fireplaces.
- Built all new interior doors as old ones were too short. Original doors had been cut up from the ground to accommodate 2 layers of wood planking, 6 layers of linoleum, and two layers of carpet, all of which was removed as rodents had infested it.
- Added new kitchen, bathroom and laundry cabinets, counters and fixtures.
- Bought new kitchen appliances and washer and dryer.
- Painted all interior and exterior walls to new colours.
- Rebuilt the entire garage and recreated coach house doors as original structure and doors were not salvageable. Poured concrete foundation and floor.
- Re-graded entire property, sodded lawn, created gardens, laid interlock and replanted 90 percent of trees as most existing trees had substantial rot and were determined to be dangerous by a certified arborist.

# **Lake Simcoe Region Conservation Authority Environmental Protection Zoning**

Another reason designation is not required to protect this house is the Environmental Protection zoning of our property, due to the stream that runs along the east side of our property line. Enlargement of the footprint of the home is not allowed under this zoning, therefore tearing down the existing home to build a larger one is not possible. We have also rebuilt this house to the maximum height in the Town building bylaw and therefore further addition to height is not allowed by the Town of Aurora. Since our house has been completely rebuilt to current standards, and cannot be made larger, there is no reason for a new buyer to tear it down.

# **Tannery Creek tributary located on east side of property**





# Before and After Rebuild Comparisons

**Before**



**After: Higher roof, new porch, new bargeboard, new foundation, new windows and doors**



# Before and After Rebuild Comparisons

**Before**

**After: no chimney, complete rebuild of back, new windows and doors, porch, bargeboard, railings, pickets and stairs.**





# Before and After Rebuild Comparisons



**Before**



**After: complete rebuild of back, new dormer, new bay window, new window openings**



# Before and After Rebuild Comparisons

**Before**



**After: back completely rebuilt, new balcony, new porch,**





# Before and After Rebuild Comparisons

**Before**



**After: Back completely rebuilt, balcony added, porch added, coach house rebuilt**

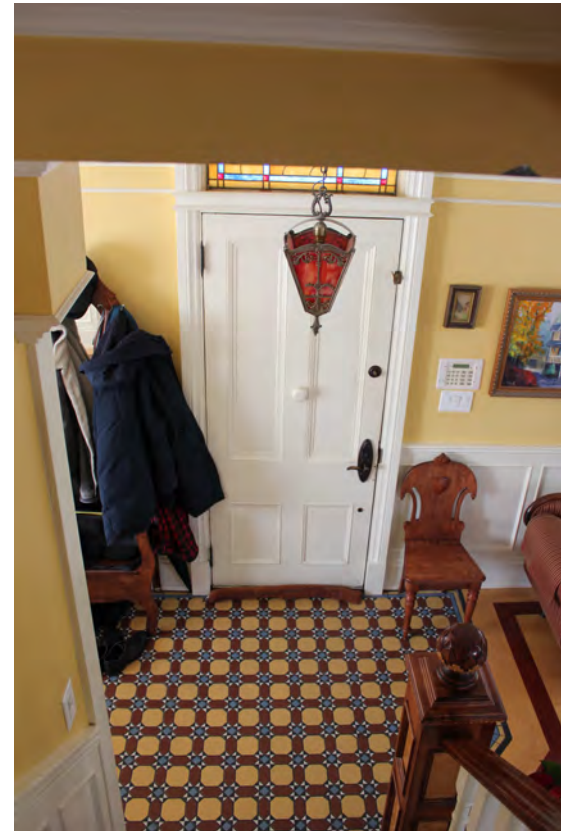




# Before and After Rebuild Comparisons

**After: new rebuilt door, new tiles, drywall, trim, new stained glass**

**Before**



# Before and After Rebuild Comparisons

**Before**



**After: new stairs, drywall, newel post, pickets, wainscoting**

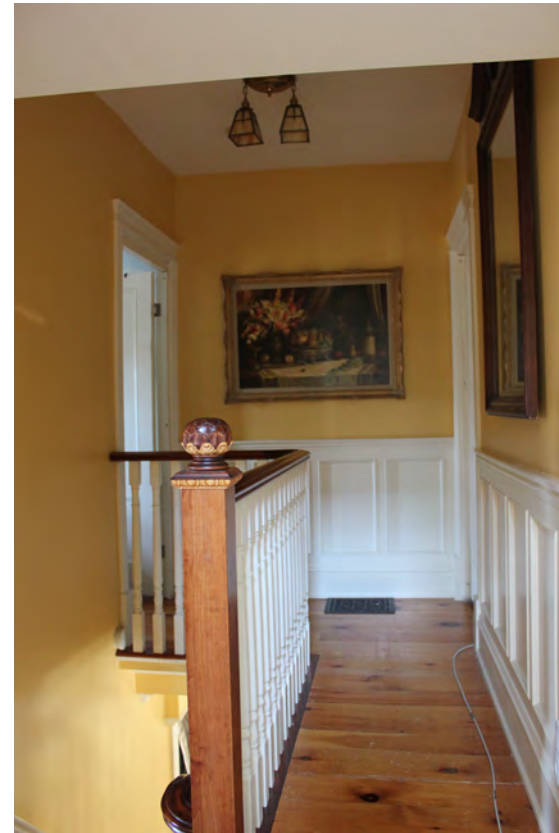


# Before and After Rebuild Comparisons

**Before**



**After: new wainscoting, flooring, newel post, door frames, pickets and railing**





# Before and After Rebuild Comparisons

**Before**

**After:** walls removed, new wainscoting, fireplace, crown moulding, flooring, tiles, ceiling medallions, light fixtures



# Before and After Rebuild Comparisons

**Before**



**After: Bay window added, wainscoting, flooring, ceiling medallion, lighting all new.**



# Before and After Rebuild Comparisons

**Before**



**After: Back of house completely torn down. All new build. New cabinets, Island, faucets, sinks, appliances, granite countertops, flooring, and lighting**





# Before and After Rebuild Comparisons

**Before (after demolition)**



**After: Back of house completely torn down. All new build. New flooring, coffered ceiling, drywall, trim**



# Before and After Rebuild Comparisons

**Before**



**After: Tore down back of house and completely rebuilt. New master bedroom**





# Before and After Rebuild Comparisons

**Before**



**After: New flooring, cabinets, drywall**



# Before and After Rebuild Comparisons

**Before**



**After:** Back of house torn down, all new build. New master bathroom, new tiles, tub, shower, cabinets, sinks, flooring, lighting, under-floor heating



# Before and After Rebuild Comparisons

**Before**



**After: New loft edition, dormer, staircase, drywall, insulation, carpet, windows, wiring**





# Before and After Rebuild Comparisons

**Before**



**After: Complete rebuild of back of house. Nothing is original.**



# Before and After Rebuild Comparisons

**Before**



**After: Nothing left of the original rooms.**



# Before and After Rebuild Comparisons

**Before**



**After: completely new build**





# Before and After Rebuild Comparisons

**Before**



**After: gutted and completely rebuilt to modern standards**



# Before and After Rebuild Comparisons

**Before**



**After: raised house, new rebar reinforced poured concrete foundation, new insulation, new joists and walls, heating, cooling, electrical and plumbing.**





# Progression of Rebuild





# Progression of Rebuild





# Progression of Rebuild



# Historical and Associative Value

Our historical plaque states that this house was built by Ann Ransom, 1872. Your report states that David Rogers, a former councilor and veterinary surgeon, lived here, but he did not build the house and apparently resided here for only ten years. We question whether David Rogers even lived on the property during this time. This house was not a high-end decorative house as it currently is, since we've rebuilt it. It was a plain, bare minimum, not well-constructed saltbox that we highly doubt a veterinary surgeon/ councilor would have lived in.

Also, given the proximity to the former Machell Brickworks located very nearby, the noise from cargo trains and manufacturing would not have been very desirable. We suspect that he bought this house but then rented it out to tenants during his ownership. Perhaps he bought this property so that he would be on Aurora's homeowner registry so that he could run for council? Is there any proof that David Rogers actually lived here?

During the time he owned the house it did not have an indoor bathroom or plumbing, hardly the residence befitting of a veterinarian or councilor. We know this for a fact since all water pipes were run on the outside of the walls, not inside the walls, which means that it was added long after the house was built. Don Egan, whose family we bought the house from in 1996, confirmed that when his family bought the home in the 1950's there was not any indoor plumbing or indoor bathroom facilities.

## Contextual Value:

As for the contextual value of our house in this neighbourhood, the majority of houses in this area have either been renovated beyond recognition from their original, torn down to accommodate a 7 story building at the corner of Yonge and Tyler, or further along Tyler Street most historic houses have been torn down to build monster homes.

Across the street from us is a 1960's bungalow and beside that, to the east, is a Victorian house whose gothic and period windows were replaced with 1960's picture windows. The home at the corner of Temperance and Tyler, The Patrick House, was completely changed from the original. We were here when the owners did this. The home beside me to the east was a 1950's tiny bungalow that has been renovated to look like a two story Arts and Crafts. Should this house be designated as representative of the Arts and Crafts building style even though it is new? The semi-detached brick house to the west had all windows replaced, the bargeboard removed and destroyed, and the front doors enlarged and replaced.



## Contextual Value: Surrounding houses



## Contextual Value: Surrounding houses





## Contextual Value Continued:

We also don't understand how our property was selected from the many listed properties on the street. For example number 59 Tyler Street was the former home of Edwin Machell, son of Richard Machell, the founder of Machells Corners that would later be renamed Aurora. Walter Machell, son of Edwin, created the Machell Brickworks in 1874, which was in operation for 40 years before it became Collis Leather.

This, in our opinion, is a far more important house for designation as it housed a VERY prominent member of Aurora's history and has not changed at all since 1867, which is another historic value point as it was built the year of Canada's confederation. And yet this house is not designated or on the list to be designated!





## **The Edwin Machell House**

59 Tyler is the former home of Edwin Machell, son of Richard Machell, the founder of Machells Corners that would later become Aurora. Walter Machell, son of Edwin, created Machell Brickworks which was on the site that would later become Collis Leather.

# Conclusion

We have spent 26 years, countless hundreds of hours, hundreds of thousands of dollars, blood, sweat and tears rebuilding this house. It is no longer a historic house. It is a new house made to look historic.

Twenty-six years ago, when we applied for our permits, nobody in the building department, historical society, or council showed any concern as to whether this house was torn down or not. **WE** decided to build this house to look old. We could have torn it down and built something modern, like most other people did in this neighbourhood.

Why didn't anyone think it was worthy of designation then? I'll tell you why: because it was ugly and derelict and it wouldn't look good to put something that horrible on the registry. But since we have spent all of our time and money, and the house looks beautiful now, it has suddenly has become worthy of designation. We did not receive any help or money from the Town of Aurora or the heritage committee to do this rebuild. It was entirely at our own expense.

## Conclusion Continued

We are very close to retirement and want to sell our house and move to a bungalow because I have hip issues and have difficulty with stairs. Although Adam Robb has sent me a study from the University of Waterloo showing that designation doesn't really affect resale value, I am getting a completely different picture from many real estate agents and owners of designated houses I have spoken to. I have included conversations from them in the next slides advising us not to have our house designated. Every single one of them has said that historical designation results in lower resale values, higher insurance premiums and higher renovation costs. We have spent an enormous quantity of money on this house to build a nest egg for our retirement. After all of our efforts we are now going to lose money on our sale because you feel our house is now worthy of designation.

# Conclusion Continued

## Recommendations from Real Estate Agents consulted:

**Sean Herbinson:** “In my opinion a Historical designation has a negative impact on the value of a home primarily because it places restrictions on what can and can not be done to the home and/or the property.” “ In short any prospective purchaser would see it as an issue to be looked into and in this day and age anything that complicates the ownership of a home is not a good thing.”

**Carol Neira:** “Great question, in my professional opinion I would push ‘not’ to have it designated as a historical property for these reasons:

- It will decrease the value and resale of your home,
- It will affect any renovation done to the exterior of the building,
- And you must comply with their rules and restrictions. As well as obtain permits etc.

Again, I would definitely tell them you do not want this designation on your home”

**Todd Newinsky:** “If your home is designated historical with restrictions on renovations to the interior and/or the exterior, this could potentially narrow the market for prospective Buyers who may be looking to do renovations. This could lower the price that Buyers would be willing to pay for the property”

# Conclusion Continued

## Recommendations from Real Estate Agents consulted:

**Kevin John:** “I’m a Realtor and I have dealt with this topic many times. I would never consider accepting this designation on my home. Even if we assume that you are perfectly happy with any and all restriction AND the eventual next owner feels the same way, it’s still a detriment, namely as it relates to insurance. Generally speaking, insurance companies will charge a massive premium because in the event of a major destructive event the home will need to be rebuilt exactly as it was using the same masonry techniques etc. that in today’s day and age are exorbitantly expensive. If your home is not designated, insurance can rebuild it using modern construction methods. I have seen insurance premiums on heritage properties 2 – 3 x what they should be based on comparable non-designated properties. Any good Realtor knows to warn their buyers about this, and you’ll find buyers running away due to \$5K+ insurance policies. It will likely hurt the home’s value. On top of this, buyers are usually hesitant to consider anything with heritage restrictions to begin with. You can honour your home’s heritage without accepting a designation. Only accept the designation if you want to force future owners to do the same and you don’t mind it costing you tens of thousands of dollars”

# Conclusion Continued

## Recommendations from Real Estate Agents consulted:

**Chip Barkel:** “I am a realtor. I had a house for sale in Thornhill, which was a farmhouse, built around 1850 and moved from Gormley to Thornhill. It was designated historical and we had trouble selling it because the real value was in the land and some people wanted to buy it to tear down to rebuild, it eventually sold but at a lesser price.”

## Owner of a designated house:

This person had a friend who suffered financial burden due to designation:

**Bonnie Fleischaker:** “I had a friend who bought a house in Newmarket unaware that it had been designated “historical” and when she went to upgrade windows, she was required to have custom made windows made which she simply couldn’t afford. She elected to pay the high heating/cooling bills instead as she would never have lived long enough to recover the cost of custom replacement windows.”



# Formal Objection to Designate

We **DO NOT** want our house designated. If, after we sell, The Town of Aurora wants to approach the new owners that is fine. We would even be open to the Town of Aurora purchasing our property in two years time (at market value), when we plan to sell.

**We do not want the historical designation while we live here. If you chose to pursue designating our house after this, we will fight historical designation with every avenue available to us.**

We have been tax paying, contributing, and property improving citizens for 26 years. We should not be forced to do something, after all of this time, which is not warranted and will negatively impact us financially in our retirement years.

Registered co-owners of 31 Tyler Street: Angela Daust and Steve Horvath

# Delegation Request

This request and any written submissions or background information for consideration by either Council or Committees of Council is being submitted to Legislative Services.

**Council or Committee (Choose One) \***

General Committee

**Council or Committee Meeting Date \* ?**

2023-4-18



**Subject \***

Objection to Intention to Designate Home as a Heritage Home

**Full Name of Spokesperson and Name of Group or Person(s) being Represented (if applicable) \***

Christine and David Butler

**Brief Summary of Issue or Purpose of Delegation \***

We would like to speak to our letter of objection to designate our home as a heritage property.

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

☒ Yes

☐ No

**Full name of the Town staff or Council member with whom you spoke**

Adam Robb

**Date you spoke with Town staff or a Council member**

2023-2-10



I acknowledge that the Procedure By-law permits five (5) minutes for Delegations. \*Page 64 of 243

☒ Agree

# Delegation Request

This request and any written submissions or background information for consideration by either Council or Committees of Council is being submitted to Legislative Services.

**Council or Committee (Choose One) \***

General Committee

**Council or Committee Meeting Date \* ?**

2023-4-18



**Subject \***

Objection to Heritage Designation of the property 33 Mosley St Aurora ON L4G 1G8

**Full Name of Spokesperson and Name of Group or Person(s) being Represented (if applicable) \***

Rev. Fr. Florian Ene

**Brief Summary of Issue or Purpose of Delegation \***

The intention to designate the property of Holy Forty Martyrs of Sebaste Mission to be withdrawn.

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

\*

☒ Yes

☐ No

**Full name of the Town staff or Council member with whom you spoke**

Adam Robb, Ron Weese

**Date you spoke with Town staff or a Council member**

2023-3-2



**I acknowledge that the Procedure By-law permits five (5) minutes for Delegations.** \*Page 66 of 243

☒ Agree



# Delegation Request

This request and any written submissions or background information for consideration by either Council or Committees of Council is being submitted to Legislative Services.

**Council or Committee (Choose One) \***

General Committee

**Council or Committee Meeting Date \* ?**

2023-4-18



**Subject \***

Notice of objection re. Notice of Intention to Designate a Property to be of a Cultural Heritage Value or Interest

**Full Name of Spokesperson and Name of Group or Person(s) being Represented (if applicable) \***

Alexander Papadimitropoulos

**Brief Summary of Issue or Purpose of Delegation \***

I would like to speak to our letter of objection to designate our home as a heritage property.

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

\*

☒ Yes

☐ No

**Full name of the Town staff or Council member with whom you spoke**

Adam Robb

**Date you spoke with Town staff or a Council member**

2023-4-4



**I acknowledge that the Procedure By-law permits five (5) minutes for Delegations.** \*Page 68 of 243

☒ Agree



100 John West Way  
Aurora, Ontario  
L4G 6J1  
(905) 727-3123  
aurora.ca

Town of Aurora

## General Committee Report

No. PDS23-040

**Subject:** Designation of 30 Individual Properties under Part IV of the *Ontario Heritage Act*

**Prepared by:** Adam Robb, MPL, MCIP, RPP, CAHP, Senior Planner

**Department:** Planning and Development Services

**Date:** April 18, 2023

### Recommendation

1. That Report No. PDS23-040 be received;
2. That, for the properties whose Notice of Intent to Designate has been withdrawn, Council authorize staff to:
  - Issue the respective Notices of Withdrawal
  - Remove the respective properties from the Town's Heritage Register in accordance with the provisions of Bill 23 and the *Ontario Heritage Act*;
3. That, for the properties where the Notice of Intent to Designate has not been withdrawn, the appropriate designation by-laws be brought back for enactment.

### Executive Summary

The purpose of this report is to advise Council of the eight (8) Notices of Objection that have been received regarding Council's decision to designate thirty (30) individual properties for their cultural heritage value or interest under Part IV of the *Ontario Heritage Act* (previous report PDS22-042). Council is required to consider the Notices of Objection, which are attached to this report, and then decide whether to withdraw any of the Notices of Intent to Designate or whether to continue with the designation process.

- In October 2020, MHBC Planning Inc. was retained to conduct a Heritage Register Review for the Town and recommend properties for designation.
- Thirty (30) properties were recommended for designation, with Council approving the recommendations and directing staff to issue Notices of Intent to Designate.

- The Notices of Intent to Designate were issued in accordance with the *Ontario Heritage Act*, with there being opportunity for both objection and appeal.
- There are set criteria for determining cultural heritage value or interest under the *Ontario Heritage Act*, with two of nine criteria to be met to qualify for designation.
- Of the thirty (30) Notices of Intent to Designate that were issued, eight (8) Notices of Objection have been received for consideration by Council, with all eight of the properties being 'listed' on the Town's Heritage Register since at least 1995.
- Council can decide to withdraw their previous decision to pursue designation over any of the subject properties, which would result in the property being removed from the Town's Heritage Register.
- Numerous property owners have also indicated support for the heritage designation, with designation not intended to restrict renovations or complementary additions.

## Background

### **In October 2020, MHBC Planning Inc. was retained to conduct a Heritage Register Review for the Town and recommend properties for designation**

Council approved a capital budget to fund a comprehensive review of the Town's Heritage Register in late 2019. By August of 2020, the Town issued an RFP (Bid #202-71-PDS-P) and ultimately awarded the project contract to MHBC Planning Inc. in October 2020. This project was focused on assessing and making recommendations on the heritage value of the 374 properties that were 'listed' on the Town's Heritage Register.

The Heritage Register Review occurred from November 2020 to March 2022, and included multiple phases of evaluation and consultation. As part of the project, review and consultation occurred with the Town's Heritage Advisory Committee, Council, and an appointed Steering Committee comprised of Town staff, some Councillors and members of the Heritage Advisory Committee and a local historian. Ultimately, the recommendation was for fifty-seven (57) properties to be removed, and for thirty (30) properties to be prioritized for designation. The remaining 287 properties were determined to remain as listed on the Register. Further details and a complete summary of the project is also available through previous report PDS22-042.

April 18, 2023

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Report No. PDS23-040

**Thirty (30) properties were recommended for designation, with Council approving the recommendations and directing staff to issue Notices of Intent to Designate**

The recommendations of the Heritage Register Review were supported by the Heritage Advisory Committee on May 2, 2022, and then forwarded to Council. Council approved the recommendation to proceed in designating the thirty (30) individual properties in June of 2022 (June 21, 2022, General Committee; June 28, 2022, Council) and authorized staff to issue and serve the respective Notices of Intent to Designate.

The following is a list of these thirty (30) individual properties that were recommended for designation, and note that an asterisk indicates that the subject property owner has submitted a Notice of Objection:

16 Reuben Street *	16-18 Mosley Street
17 Wellington Street East	19 Mosley Street
21 Machell Avenue	21 Victoria Street
31 Tyler Street *	33 Mosley Street *
35 Metcalfe Street	36 Wells Street
41 Wellington Street East *	42 Wellington Street East
50 Mill Street	50 Tyler Street
50 Wellington Street East	53 Mosley Street
53 Wellington Street East	55 Metcalfe Street
56-58 Mosley Street	57 Mosley Street
68 Mosley Street	71 Tyler Street *
73 Kennedy Street West	73 Wellington Street East
77 Wellington Street East	79 Victoria Street
81 Tyler Street *	1978 Vandorf Sideroad *
14314-14378 Yonge Street (Pet Cemetery)	15800 Yonge Street *



**The Notices of Intent to Designate were issued in accordance with the *Ontario Heritage Act*, with there being opportunity for both objection and appeal**

The thirty (30) individual Notices of Intent to Designate were ultimately issued, served to property owners and the Ontario Heritage Trust, and then published in the newspaper on February 9, 2023. All thirty properties are currently “listed” on the Town’s Heritage Register. Under the *Ontario Heritage Act*, there is a 30-day objection period, which lasted until March 11, 2023, with there being eight (8) Notices of Objection received by property owners for Council’s consideration. The Notice of Intent to Designate is the earliest form of notice required under the Act and all consultation requirements with the Heritage Advisory Committee have been met.

At this point, the Notices of Objection have only been submitted to the Town for consideration by Council. It is at Council’s sole discretion to withdraw any Notices of Intent to Designate. No formal appeal or Ontario Land Tribunal (OLT) process is yet initiated or becomes considered until Council’s actual passing of a designation by-law, wherein there is a new 30-day period to appeal the passing of the designation by-law to the OLT. Council is required to make decisions and to pass designating by-laws within 120 days of February 9, 2023 (the date the Notice of Intent to Designate was published), with this being until June 9, 2023. Otherwise, the Notices are automatically deemed withdrawn and the properties are required to be removed from the Register. Further details on this are also provided under the ‘Legal Considerations’ section of this report.

## Analysis

**There are set criteria for determining cultural heritage value or interest under the *Ontario Heritage Act*, with two of nine criteria to be met to qualify for designation**

The designation of individual heritage properties occurs under Part IV of the *Ontario Heritage Act*, with there being nine specific criteria for determining cultural heritage value or interest as set out under *O. Reg. 9/06*. In order for a property to be designated under the Act, it has to meet two or more of the nine criteria for determining cultural heritage value or interest (regardless of category).

The nine criteria as listed under *O. Reg. 9/06* of the *Ontario Heritage Act* are as follows:

Design or Physical Value	1. Property is a rare, unique, representative or early example of a style, expression, material or construction method.
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	2. Property displays a high degree of craftsmanship or artistic merit.
	3. Property demonstrates a high degree of technical or scientific achievement.
Historical or Associative Value	4. Property has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to the community.
	5. Property yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
	6. Property demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
Contextual Value	7. Property is important in defining, maintaining, or supporting the character of an area.
	8. Property is physically, functionally, visually or historically linked to its surroundings.
	9. Property is a landmark.

The Heritage Register Review exercise was rooted in an evaluation of the above criteria, with all thirty properties being deemed by the Review to merit designation under *O. Reg 9/06* and the *Ontario Heritage Act*. Generally speaking, the thirty (30) properties recommended for designation are all dated to the early settlement and development of the Town from the 19<sup>th</sup> and early 20<sup>th</sup> centuries and help contribute to defining local neighbourhood characters while being representative of early growth pre and post Confederation (1867), as the Town was founded (1854) and incorporated (1888), and during the World War periods. Specific details on each property are also provided based on the respective Notices of Intent to Designate that were issued and are attached to this report.

**Of the thirty (30) Notices of Intent to Designate that were issued, eight (8) Notices of Objection have been received for consideration by Council, with all eight of the properties being 'listed' on the Town's Heritage Register since at least 1995**

All Notices of Objection have been attached to this report alongside the respective Notices of Intent to Designate that were issued, which outlined the initial reasons for designation as authorized by Council in line with the criteria of the *Ontario Heritage Act*. The thirty (30) properties were evaluated and recommended through the Heritage Register Review and Council to be pursued for designation based on meeting the required criteria, but the Notices of Objection allow opportunity for Council to consider additional information from the owners.

While the merits and circumstances of each Notice of Objection and property are unique and should be considered independently, some general overlapping concerns include potential impacts to re-sale value, as well as concern over potential property restriction. As also outlined further in this report, the designation process however is not intended to limit the ability to renovate or pursue complementary additions.

For greater context on the properties that Notices of Objection were received for, all eight have been 'listed' on the Town's Heritage Register since at least 1995. Additionally, 41 Wellington Street East (Browning House) and 33 Mosley Street (Mechanics Hall) have both been recognized and inventoried by the Town's former Local Architectural Conservation Advisory Committee (LACAC) dating back to 1977-1985. Of the eight properties, particular attention should also be given to the fact that the Mechanics Hall at 33 Mosley was an important early civic institution for the Town and seen as a focal point for culture and community events, and that 1978 Vandorf Sideroad has connection to the Baber family, for whom Harold Baber gave his life in World War I, with his name enshrined in the Aurora War Memorial (brother of owner).

Additional general information on the eight properties is as follows, but full information is available in the attachments with specific consideration to be had for each Notice of Objection that has been submitted:

Property Address	Name/Identifier	Date of Construction	Style	Listed / Identified Since	Plaques
16 Reuben Street	Kennedy Family House	c. 1883	Victorian	HAC - 1995	None

April 18, 2023

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Report No. PDS23-040

Property Address	Name/Identifier	Date of Construction	Style	Listed / Identified Since	Plaques
31 Tyler Street	Ann Ransom House (also recognized home to David Rogers)	c. 1872	Victorian	HAC - 1995	Yes – issued in 2021
33 Mosley Street	Mechanics Hall	c. 1870	Gothic Revival Institutional	LACAC – 1977-1985	Yes – issued in 1992
41 Wellington Street East	Browning House	c. 1905	Romanesque	LACAC – 1977-1985	Yes – issued in 1993
71 Tyler Street	Johnston House	c. 1886-87	Victorian	HAC - 1995	Yes – issued in 2001
81 Tyler Street	McConnell House	c. 1886	Gothic Revival	HAC - 1995	None
1978 Vandorf Sideroad	Ransom-Baber House	c. 1880	Victorian	HAC - 1995	Yes – issued in 2014
15800 Yonge Street	St. Andrew's College	Moved to Aurora -1926	Georgian Campus Institutional	HAC - 1995	None

**Council can decide to withdraw their previous decision to pursue designation over any of the subject properties, which would result in the property being removed from the Town's Heritage Register**

Council is to consider the eight (8) Notices of Objection and should any Notice of Intent to Designate be withdrawn, the property is then required to be removed from the Town's Heritage Register, as per the requirements of the updated *Ontario Heritage Act* under Bill 23. The intent of this legislation from the Province is to prevent properties from remaining as "listed" for extended periods of time. If Council is not willing to designate a



property, the Province has deemed this to be justification for the property to be removed from the Heritage Register. Additionally, Bill 23 will result in all currently “listed” heritage properties automatically being removed from the Heritage Register by January 1, 2025 - this being two years after the *Ontario Heritage Act* amendments have taken effect.

To withdraw the Notice of Intent to Designate for a particular property, the following amendment should be moved by a Member of Council;

“That the Notice of Intent to Designate the property located at (street address) be removed”.

**Numerous property owners have also indicated support for the heritage designation, with designation not intended to restrict renovations or complementary additions**

Aside from the Heritage Conservation District process, the designation of these thirty (30) individual properties represents one of the largest heritage designation initiatives in Town history.

Through the Notice of Intent to Designate process, a number of owners also contacted staff expressing support for the initiative as important in preserving local history, streetscapes, and culture. Numerous property owners appreciated designation as a worthwhile initiative to also ensure the work they themselves have put into their properties is protected over the long-term.

Overall, the heritage designation process is largely about preserving built heritage and protecting properties from demolition. Designation is not intended to overtly restrict complementary building additions, any interior work, or even the building of accessory structures. Property owners expressed support for this recognition.

## **Advisory Committee Review**

The Heritage Advisory Committee and an appointed project Steering Committee were consulted extensively throughout the development of the Heritage Register Review project. As mentioned, the recommendation to pursue designation for the thirty (30) properties was presented and supported by the Heritage Advisory Committee on May 2, 2022, prior to Council reviewing and recommending to proceed with the designations based on report PDS22-042 of June 2022. All requirements to consult with the Town’s Heritage Advisory Committee have been met.

## Legal Considerations

In accordance with the *Ontario Heritage Act* (the “Act”), Council is required to consider the objections received and make a decision whether or not to withdraw the Notice to designate the property, within 90 days after the end of the 30-day objection period, or pass a bylaw to designate the property within 120 days after the date of publication of the Notice which in this case for both is June 9, 2023.

Changes to the Act per Bill 23 have significantly altered the permissions around municipal Heritage Registers and specifically the ‘listed’ status of properties. Bill 23 now requires that municipalities designate properties, as any property that is currently ‘listed’ will automatically be removed from the Heritage Register effective January 1, 2025 (two-year window from Bill amendments coming into force). Additionally, listed properties cannot be added back onto the Register for a period of five years after being removed, and there are new objection rights that are available to property owners when properties are listed (objections can be submitted, but no appeal rights). Should a property be listed again at any point in the future, it would also be subject to removal from the Register within two years should it not become designated in that time.

Further, should Council withdraw a Notice of Intent to Designate or not pass a designating by-law within the 120-day window from the publication of a Notice of Intent to Designate, the subject property is automatically removed from the Heritage Register.

With these new parameters in place, the designation of individual properties offers the only option and recourse available to municipalities across Ontario to ensure that demolition permits are not applied for as soon as listed properties are removed from the Register, and that heritage resources are preserved.

## Financial Implications

None.

## Communications Considerations

Per Council’s recommendation to pursue designation for the thirty (30) properties and authorization to serve and publish the Notices of Intent to Designate, each Notice was served on the respective property owner, served on the Ontario Heritage Trust, and published in the local newspaper effective February 9, 2023. All statutory notice requirements under the *Ontario Heritage Act* have been met.

Should Council withdraw any Notice of Intent to Designate, Notices of Withdrawal will be served on the property owner, any person who objected, and the Ontario Heritage Trust. A publication in the local newspaper will also occur.

Should Council pass a respective designation by-law, a notice of passing with a copy of the by-law alongside a notice of appeal rights will be served on the property owner, any person who objected, and the Ontario Heritage Trust. A notice of passing with appeal rights will also be published in the local newspaper, wherein there is a 30-day period to appeal to the OLT.

### **Climate Change Considerations**

None.

### **Link to Strategic Plan**

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

### **Alternative(s) to the Recommendation**

That Council choose not to withdraw any Notices of Intent to Designate and in turn proceed with the designation of all thirty (30) individual properties.

### **Conclusions**

Further to Council's direction, and based on the results of the Town's Heritage Register Review, staff issued Notices of Intent to Designate for thirty (30) individual properties. Of these thirty (30) Notices of Intent to Designate that were issued, eight (8) Notices of Objection were received by property owners. These Notices of Objection are attached to this report and are to be considered by Council as part of their decision to withdraw any Notices of Intent to Designate or not. Further to Council's decision, staff will prepare the relevant Notices of Withdrawal or designation by-laws for Council enactment.

### **Attachments**

Information Packages have been prepared for Council's review of each of the properties that submitted a Notice of Objection. These Information Packages include the Notice of

Objection received, the issued Notice of Intent to Designate that was based on the Heritage Register Review exercise, and property photos and any other supplemental imagery on file. Council can consider each package, and specifically the Notice of Objection, as part of their decision to withdraw a Notice of Intent to Designate or not:

Attachment 1 – Information Package with Notice of Objection (16 Reuben St.)

Attachment 2 – Information Package with Notice of Objection (31 Tyler St.)

Attachment 3 – Information Package with Notice of Objection (33 Mosley St.)

Attachment 4 – Information Package with Notice of Objection (41 Wellington St. E)

Attachment 5 – Information Package with Notice of Objection (71 Tyler St.)

Attachment 6 – Information Package with Notice of Objection (81 Tyler St.)

Attachment 7 – Information Package with Notice of Objection (1978 Vandorf Sdrd.)

Attachment 8 – Information Package with Notice of Objection (15800 Yonge St.)

## **Previous Reports**

Previous report PDS22-042 dated June 21, 2022, presented the findings of the Town's Heritage Register Review exercise, with Council authorizing and directing staff to pursue thirty (30) individual properties for designation under the *Ontario Heritage Act*. Council ratification of this decision was made on June 28, 2022.

## **Pre-submission Review**

Agenda Management Team review on March 30, 2023

## **Approvals**

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer



# Notice of Objection

## 16 Reuben Street

Michael De Rond  
Town Clerk  
Town of Aurora  
100 John West Way.Box 100  
Aurora, Ontario  
L4G 6J1

'23 MAR 10 10:38AM 44s

March, 9,2023

Attn: Clerks Department

Subject: Formal Objection to 16 Reuben Street inclusion in Heritage Designation

Please accept this letter as our formal objection to including 16 Reuben Street on the Town of Auroras list of homes of Cultural Value or Interest.

We have owned the above home for 30 years. Firstly we would like to make it clear that this is our home, our family home where we have raised our children, this is not a municipal or provincial asset. It was bought and paid for by us and lovingly maintained and upgraded over the years voluntarily. The property was purchased with no such designation and we feel it is unjust for this to be put upon us at this time. We would have not invested in a property with such a designation due to all the additional complications. What is particularly comical to us is that over the past 30 years while we have done everything to maintain and respect our homes character by our own choice we have watched countless homes in our neighbourhood be torn down and replaced with new out of character large homes.

We are very disappointed with the entire process and lack of transparency leading up to receiving a registered letter in early February, when this matter was being discussed as far back as May of 2022. It is both confusing and disheartening as to why property owners would not be notified or consulted well in advance of a matter that has huge implications to their property and property rights.

We cannot dispute that our home is a century home built in 1883 but it does not have any particularly unique and distinct architectural features that are not replicated in other local homes. The entire interior has been renovated as well as the rear exterior structure.

This designation will impact us financially and in particular it will be extremely difficult and expensive to insure. Who will carry the burden of the additional costs ? Simple repairs and upgrades come at a greater cost to the homeowner.

There is a current and pertinent example of a home in Aurora that was destroyed in a fire on Fleury Street whose rebuild is being cruelly held up because of its designation, despite the family following all of the guidelines.

For the above reasons including the tremendous amount of stress this egregious government interference and over reach is causing we would like to be removed from the list.

Sincerely,

Nancy Breedon and Tim Diamond

# Notice of Intent to Designate 16 Reuben Street

## **NOTICE OF INTENTION TO DESIGNATE 16 REUBEN STREET**

TAKE NOTICE THAT the Council of The Corporation of the Town of Aurora intends to designate the following property as a property of Cultural Heritage Value or Interest pursuant to the provisions of Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended. A statement of reasons is included.

16 Reuben Street  
The Kennedy Family House  
Pt Lt 5 Pl 39 Aurora; Pt Lt 6 Pl 39 Aurora; Pt Lt 7 Pl 39 Aurora; Pt Lt 8 Pl 39 Aurora; Pts 2 & 3, 65r11051; Town of Aurora  
PIN: 036530072

### **Description of Property**

The property known municipally as 16 Reuben Street is located on the north side of Reuben Street, just west of Yonge Street. The property includes a representative example of a 1.5 storey late Victorian dwelling with an L-shaped floor plan constructed circa the 1880s for Reuben Judd Kennedy and his family. The Kennedy family were early farmers and settlers to the area with the original Kennedy farm being subdivided into some of the first village lots for the community.

### **Statement of Cultural Heritage Value or Interest**

16 Reuben Street is of Cultural Heritage Value or Interest based on its design and physical value, historical and associative value, and contextual value.

#### **Design and Physical Value:**

The property is a representative example of a 1.5 storey late Victorian dwelling constructed approximately 140 years ago. The dwelling itself includes features indicative of its period of construction and high craftsmanship and detail, including the gabled roofline and dichromatic brickwork with quoin and voussoir details, which are specifically unique for the streetscape and community area. The building is a rare and well-preserved example of a late Victorian style dwelling with exceptional design detail and character.

#### **Historical and Associative Value:**

The building was likely constructed by c. 1883 for Reuben Judd Kennedy and his family, who were original farmers and settlers for the area. The Kennedy farm served as being subdivided into some of the first village lots for the community, which now form a key character area within the general downtown / Aurora Promenade neighbourhood (historically known as Machell's Corners). The subject property has strong association with the original development of the Town and evolution from agricultural area to a growing village. The property helps contribute to our understanding of the development of the Town post Confederation (over approximately 140 years ago when the building was constructed) and prior to the incorporation of the Town of Aurora in 1888.

#### **Contextual Value:**

The property defines, maintains and supports the historic character of the Aurora core in and around Yonge and Wellington Streets (Machell's Corners). The building and its orientation on Reuben Street and proximity to Yonge Street provides a significant link to the early growth and development of the village area and its early history, specifically in relation to growth that occurred in and around early routes like Yonge Street. The building and its Victorian style and detailed craftsmanship help tell the story of the evolution of the community from being largely agricultural based to a burgeoning village.

## Description of Heritage Attributes

The following provides a description of heritage attributes for the property which contribute to the reasons for which the property is of Cultural Heritage Value or Interest. Important to the preservation of the property are the original key attributes of the building that express its value, which include:

### Exterior Elements

- overall 1.5 storey scale and massing with cross-gabled roof shape and orientation to Reuben Street
- All dichromatic brickwork with buff coloured brick, red brick quoin details and red brick voussoirs as well as window sills
- All original window and door openings visible from the public realm, including the front (south) elevation with two window openings at the front-gabled portion of the building, and front entrance with window opening under the roof of the verandah, and the side window openings visible from the street (east and west)
- Front elevation porch with support posts

Notice of objection to this notice of intention to designate the property may be served on the Clerk of the Town of Aurora within 30 days after the date of publication of the notice of intention to designate in the local newspaper. This notice of objection must set out the reason for the objection and all relevant facts. If a notice of objection is received, the Council of the Town of Aurora shall consider the objection and make a decision whether to withdraw the notice of intention to designate the property or not.

Michael De Rond

Town Clerk

Town of Aurora, 100 John West Way, Box 1000, Aurora, ON, L4G 6J1

[mderrond@aurora.ca](mailto:mderrond@aurora.ca)

For any other inquiries, please contact:

Adam Robb, MPL, MCIP, RPP, CAHP

Senior Planner, Development/Heritage

Planning and Development Services

[arobb@aurora.ca](mailto:arobb@aurora.ca)

365-500-3104



# Property Photos and Information 16 Reuben Street

16 Reuben Street – File Photos



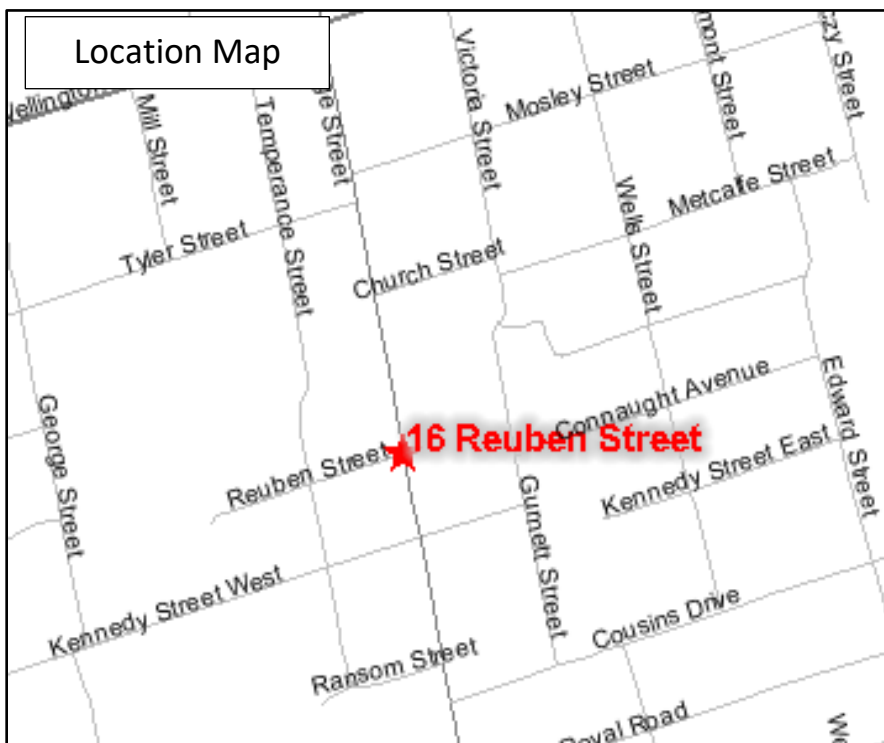


16 Reuben Street – File Photos

1981 File Photo



Location Map



# Notice of Objection

## 31 Tyler Street



# **Refusal to Designate 31 Tyler Street, Aurora**



# Receipt of Intent to Designate letter from the Town of Aurora

- On February 3, 2023 we received a registered letter from Michael de Rond, Town Clerk, at the Town of Aurora. It was a Notice of Intention to Designate our house as a property of Cultural Heritage Value or Interest.
- It also stated that any objection to this designation must be launched within 30 days of the notice contained in the Aurora Banner, which was published February 9, 2023.
- Reasons for the objection must outlined , including all relevant facts.
- We formally **OBJECT to designation.**
- The following outlines the reasons this house and property **SHOULD NOT** be designated.



# Reasons for Refusal to Designate

## Design and Physical Value:

Our house is not representative of a late two story dwelling as every stick of lumber, windows, doors, electrical, plumbing, heating, insulation and drywall has been replaced less than 25 years ago. The property was for sale on the market for 6 months and nobody wanted to purchase it. The roof was caving in, windows were broken, the walls were bowing outward from the weight of the roof, which surely would have collapsed within a year. The foundation was crumbling and the basement was full of water. The foundation most likely would have failed within a short period of time as well. The entire back half of the house was sloping precariously to the east because the brick and stump foundation under that section had already failed. There was extensive water damage throughout the building. The coach house had collapsed in the center as it was built on the ground with no foundation and had rotted three feet up from the middle. The house and garage were completely derelict with squirrels, raccoons, bats, mice and hornets living in them.



# Design and Physical Value continued

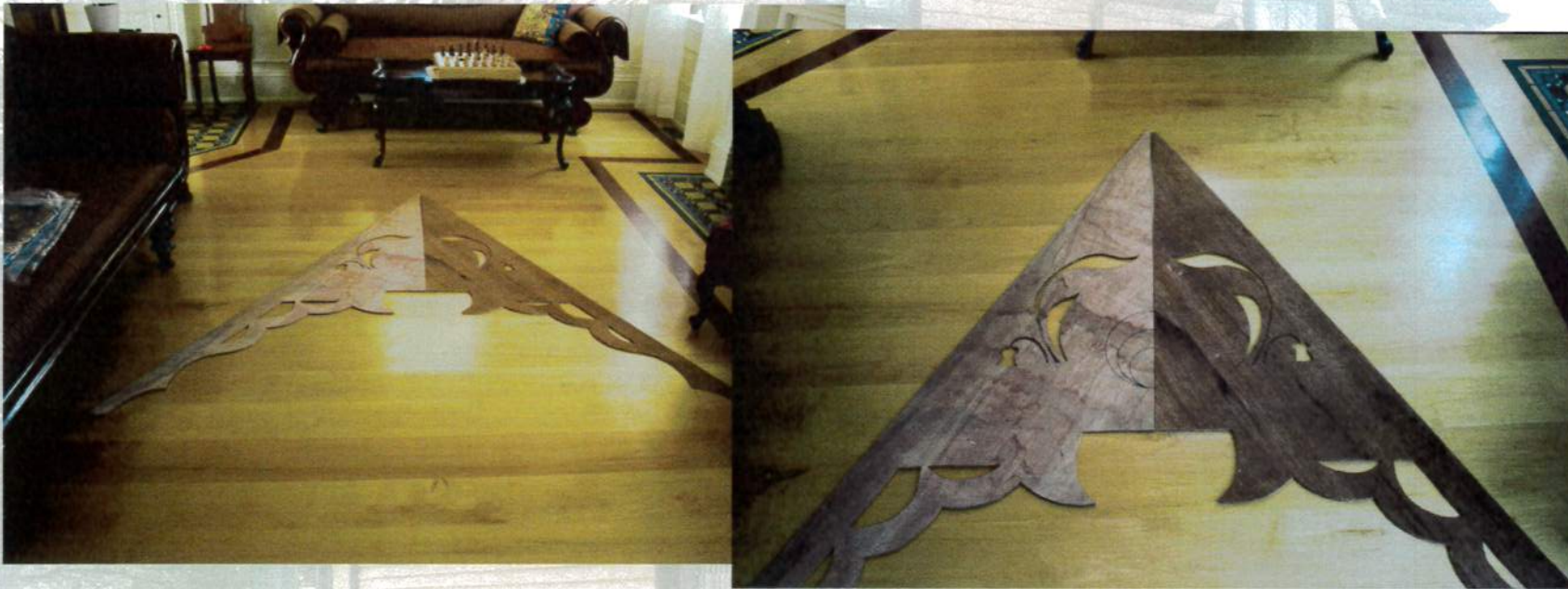
## **Rebuilding not Preserving:**

We purchased this house in 1996 and decided that instead of demolishing it, which probably would have been the better course of action given it's condition, we decided to rebuild it. Not preserve it because there was NOTHING left to preserve! Here is a list of the extensive rebuilding that was done:

- Completely tore down the back of the house as it was not salvageable.
- Replaced every joist, wall stud, floorboard and baseboard. Literally every stick of wood in the house is new.
- Gutted and replaced all wood in the front half of the house, joists, walls, floorboards, ceilings.
- Raised the front of the house and poured a new foundation, three feet higher than the original elevation of the house to accommodate LSRCA rules, as this property falls under their jurisdiction due to the stream located beside our house.
- Rebuilt the entire back of the house.
- Removed the roof, bargeboard, and trusses on the house.
- Re-created the bargeboard as the original was not salvageable (rotten and chewed by rodents. We still have the templates showing the re-created bargeboard.



# Template created to build new bargeboard (original unsalvageable)





# Design and Physical Value continued

## Rebuilding not Preserving Continued:

- Rebuilt the roof to higher than the original to accommodate a loft and third floor. Original structure was only two stories in the front and only one and a half stories in the back. New structure is three stories.
- Replaced all windows and doors with aluminum-clad windows and steel doors, except the front door. Front door was rebuilt, not original, as it was rotted and etched glass was broken.
- Added front and back porches with recreated bargeboard on the front. Original structure did not have porches.
- Completely replaced all wood siding with new cedar siding as original siding was rotten.
- Added new insulation and drywall in the entire rebuilt house. Plaster and lath was water damaged, cracked and dangerous as pieces were falling from the ceiling and walls and had to be removed. There was no insulation in the original walls.
- Installed new plumbing, furnace, water tank, air conditioner, electrical wiring, electrical panel, alarm system, lighting, ejector system, and sump system.
- Hooked up to city sewer as original house was on a septic system that no longer functioned.



# Design and Physical Value continued

## Rebuilding not Preserving Continued:

- Added new baseboards, wainscoting, coffered ceiling, crown moldings, and interior doors and fireplaces.
- Built all new interior doors as old ones were too short. Original doors had been cut up from the ground to accommodate 2 layers of wood planking, 6 layers of linoleum, and two layers of carpet, all of which was removed as rodents had infested it.
- Added new kitchen, bathroom and laundry cabinets, counters and fixtures.
- Bought new kitchen appliances and washer and dryer.
- Repainted all interior and exterior walls to new colours.
- Rebuilt the entire garage and recreated coach house doors as original structure and doors were not salvageable. Poured concrete foundation and floor.
- Re-graded entire property, sodded lawn, created gardens, laid interlock and replanted 90 percent of trees as most existing trees had substantial rot which deemed them dangerous.

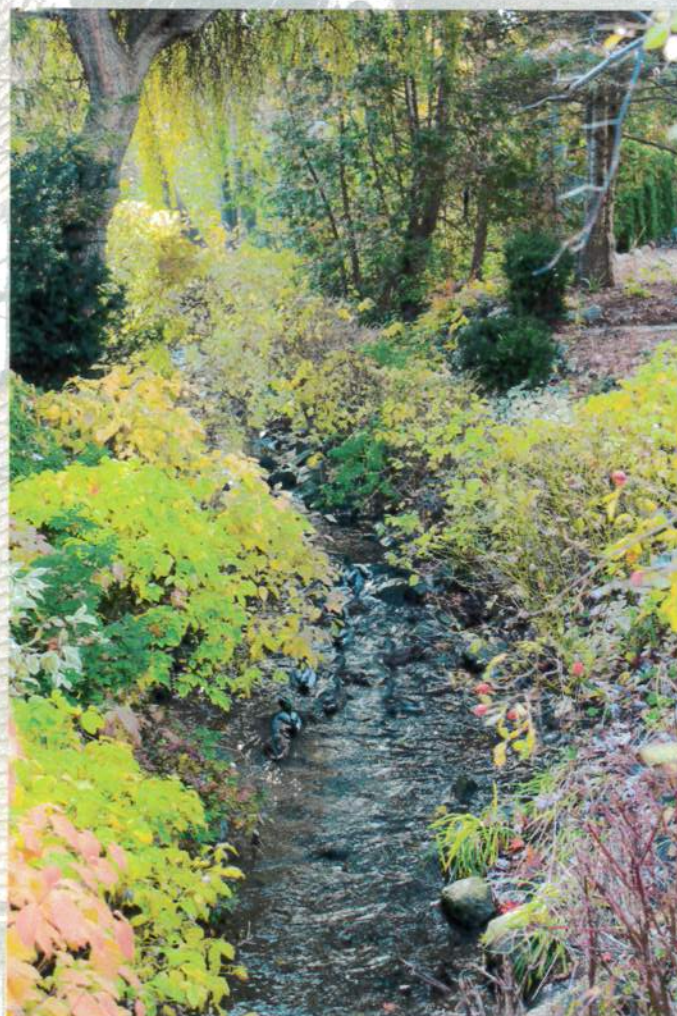


# **Lake Simcoe Region Conservation Authority Environmental Protection Zoning**

Another reason designation is not required to protect this house is the Environmental Protection zoning of our property, due to the stream that runs along the east side of our property line. Enlargement of the footprint of the home is not allowed under this zoning, therefore tearing down the existing home to build a larger one is not possible. We have also rebuilt to the maximum height in the Town building bylaw and therefore further addition to height is not allowed by the Town of Aurora. Since our house has been completely rebuilt to current standards, and cannot be made larger, there is no reason for a new buyer to tear it down.



# Tannery Creek tributary located on east side of property





# Before and After Rebuild Comparisons

**Before**



**After: Higher roof, new porch, new bargeboard, new foundation, new windows and doors**





# Before and After Rebuild Comparisons

**Before**

**After: no chimney, complete rebuild of back, new windows and doors, porch, bargeboard, railings, pickets and stairs.**





# Before and After Rebuild Comparisons

**Before**



**After: complete rebuild of back, new dormer, new bay window, new window openings**





# Before and After Rebuild Comparisons

**Before**

**After: back completely rebuilt, new balcony, new porch,**





# Before and After Rebuild Comparisons

**Before**

**After: Back completely rebuilt, balcony added, porch added, coach house rebuilt**



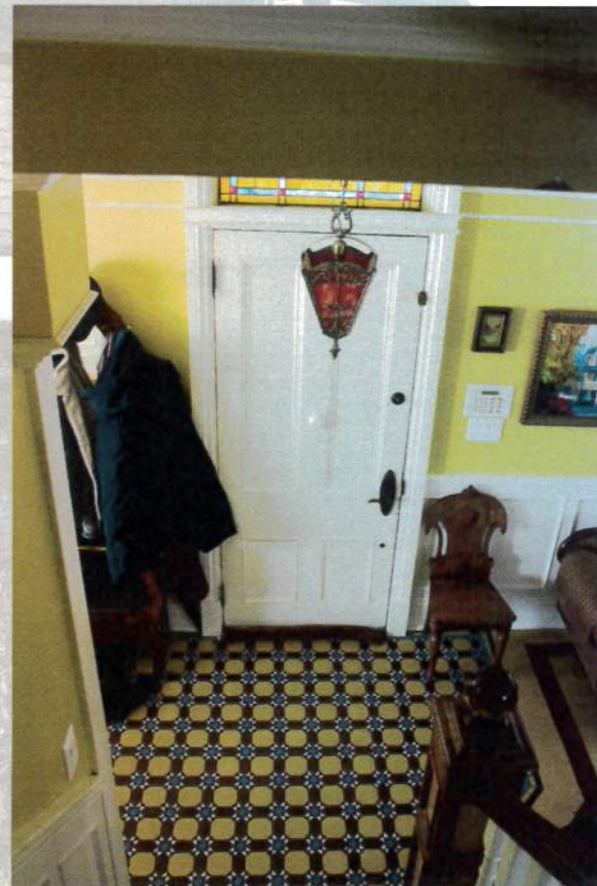


# Before and After Rebuild Comparisons

**Before**



**After: new rebuilt door, new tiles, drywall, trim, new stained glass**





# Before and After Rebuild Comparisons

**Before**



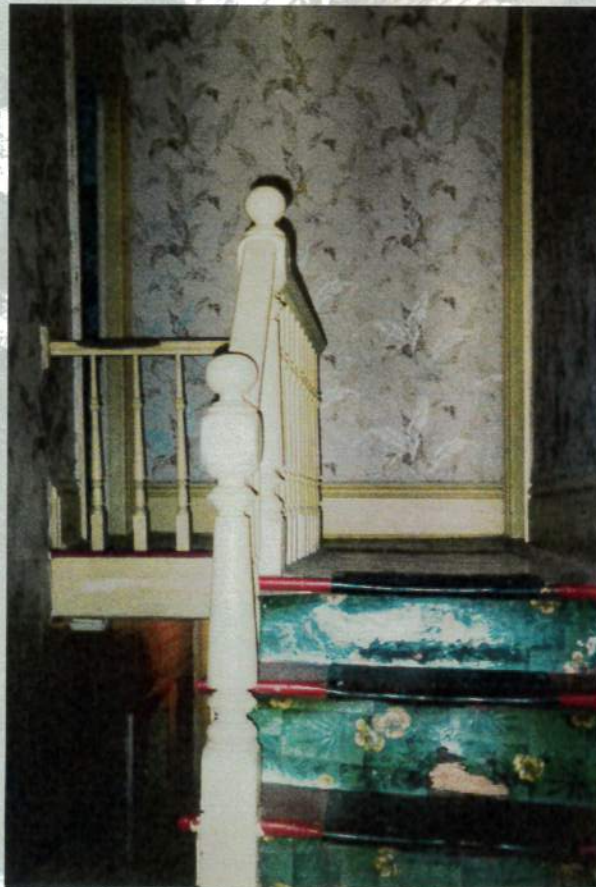
**After: new stairs, drywall, newel post, pickets, wainscoting**





# Before and After Rebuild Comparisons

**Before**



**After: new wainscoting, flooring, newel post, door frames, pickets and railing**

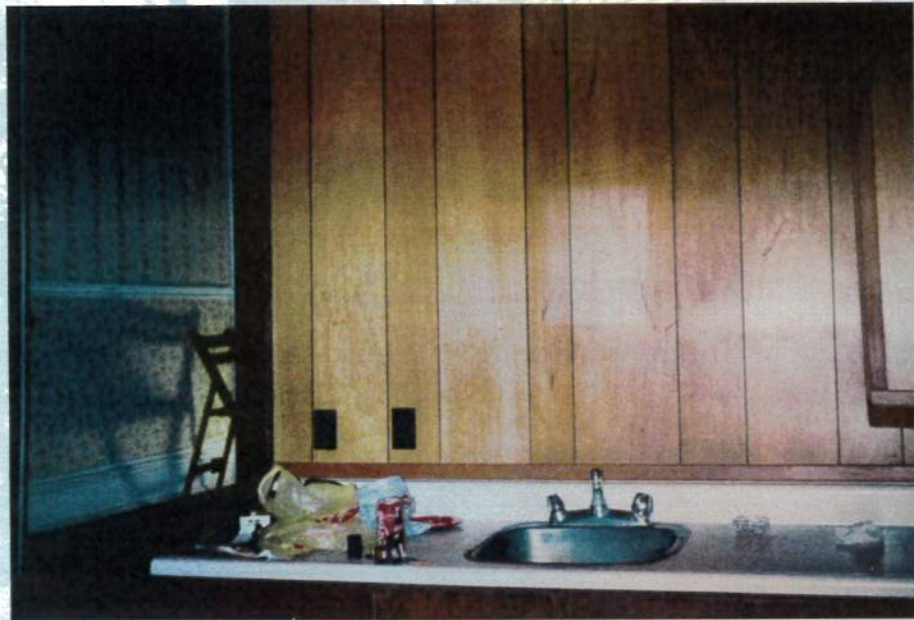




# Before and After Rebuild Comparisons

**Before**

**After: walls removed, new wainscoting, fireplace, crown moulding, flooring, tiles, ceiling medallions, light fixtures**





# Before and After Rebuild Comparisons

**Before**



**After: Bay window added, wainscoting, flooring, ceiling medallion, lighting all new.**





# Before and After Rebuild Comparisons

**Before**



**After:** Back of house completely torn down. All new build. New cabinets, Island, faucets, sinks, appliances, granite, flooring, and lighting





# Before and After Rebuild Comparisons

**Before (after demolition)**



**After: Back of house completely torn down. All new build. New flooring, coffered ceiling, drywall, trim, drywall**





# Before and After Rebuild Comparisons

**Before**



**After: Tore down back of house and completely rebuilt. New master bedroom**





# Before and After Rebuild Comparisons

**Before**

**After: New flooring, cabinets, drywall**





# Before and After Rebuild Comparisons

**Before**



**After:** Back of house torn down, all new build. New master bathroom, new tiles, tub, shower, cabinets, sinks, flooring, lighting, under-floor heating





# Before and After Rebuild Comparisons

**Before**



**After:** New loft edition, dormer, staircase, drywall, insulation, carpet, windows, wiring





# Before and After Rebuild Comparisons

**Before**



**After: Complete rebuild of back of house. Nothing is original.**





# Before and After Rebuild Comparisons

**Before**



**After: Nothing left of the original rooms.**





# Before and After Rebuild Comparisons

**Before**



**After: completely new build**





# Before and After Rebuild Comparisons

**Before**



**After: gutted and completely rebuilt to modern standards**





# Before and After Rebuild Comparisons

**Before**



**After: raised house, new rebar reinforced poured concrete foundation, new insulation, new joists and walls**





# Progression of Rebuild













# Historical and Associative Value

Our historical plaque states that this house was built by Ann Ransom, 1872. Your report states that David Rogers, a former councilor and veterinary surgeon, lived here, but he did not build the house and apparently resided here for only ten years. We question whether David Rogers even lived on the property during this time. This house was not a high-end decorative house like it is currently, since we've rebuilt it. It was a plain, bare minimum, not well-constructed saltbox that we highly doubt a veterinary surgeon/ councilor would have lived in.

Also, given the proximity to the former Machell Brickworks located very nearby, the noise from cargo trains and manufacturing would not have been very desirable. We suspect that he bought this house but then rented it out to tenants during his ownership. Perhaps he bought this property so that he would be on Aurora's homeowner registry so that he could run for council? Is there any proof that David Rogers actually lived here?

During the time he owned the house it did not have an indoor bathroom or plumbing, hardly the residence befitting of a veterinarian or councilor. We know this for a fact since all water pipes were run on the outside of the walls, not inside the walls, which means that it was added long after the house was built. Don Egan, whose family we bought the house from in 1996, confirmed that when his family bought the home in the 1950's there was not any indoor plumbing or indoor bathroom facilities.



## Contextual Value:

As for the contextual value of our house in this neighbourhood, the majority of houses in this area have either been renovated beyond recognition from their original, torn down to accommodate a 7 story building at the corner of Yonge and Tyler, or further along Tyler Street most historic houses have been torn down to build monster homes.

Across the street from us is a 1960's bungalow and beside that, to the east, is a Victorian house whose gothic and period windows were replaced with 1960's picture windows. The home at the corner of Temperance and Tyler, The Patrick House, was completely changed from the original. We were here when the owners did this. The home beside me to the east was a 1950's tiny bungalow that has been renovated to look like a two story Arts and Crafts. Should this house be designated as representative of the Arts and Crafts building style even though it is new? The semi-detached brick house to the west had all windows replaced, the bargeboard removed and destroyed, and the front doors enlarged and replaced.





**Contextual Value: Surrounding houses**





**Contextual Value: Surrounding houses**



# Contextual Value Continued:

We also don't understand how our property was selected from the many listed properties on the street. For example number 59 Tyler Street was the former home of Edwin Machell, son of Richard Machell, the founder of Machells Corners that would later be renamed Aurora. Walter Machell, son of Edwin, created the Machell Brickworks in 1874, which was in operation for 40 years before it became Collis Leather.

This, in our opinion, is a far more important house for designation as it housed a VERY prominent member of Aurora's history and has not changed at all since 1867, which is another historic value point as it was built the year of Canada's confederation. And yet this house is not designated or on the list to be designated!





## **The Edwin Machell House**

59 Tyler is the former home of Edwin Machell, son of Richard Machell, the founder of Machells Corners that would later become Aurora. Walter Machell, son of Edwin, created Machell Brickworks which was on the site that would later become Collis Leather.



# Conclusion

We have spent 26 years, countless hundreds of hours, hundreds of thousands of dollars, blood, sweat and tears rebuilding this house. It is no longer a historic house. It is a new house made to look historic.

Twenty-six years ago, when we applied for our permits, nobody in the building department, historical society, or council showed any concern as to whether this house was torn down or not. **WE** decided to build this house to look old. We could have torn it down and built something modern, like most other people did in this neighbourhood.

Why didn't anyone think it was worthy of designation then? I'll tell you why: because it was ugly and derelict and it wouldn't look good to put something that horrible on the registry. But since we have spent all of our time and money, and the house looks beautiful now, it has suddenly has become worthy of designation. We didn't receive any help or money from the Town of Aurora or the heritage committee to do this but now they want to reap the benefits at our expense.



## Conclusion Continued

We are very close to retirement and want to sell our house and move to a bungalow because I have hip issues and have difficulty with stairs. Although Adam Robb has sent me a study from the University of Waterloo showing that designation doesn't really affect resale value, I am getting a completely different picture from many real estate agents and owners of designated houses I have spoken to. I have included conversations from them in the next slides advising us not to have our house designated. Every single one of them has said that historical designation results in lower resale values, higher insurance premiums and higher renovation costs. We have spent an enormous quantity of money on this house to build a nest egg for our retirement. After all of our efforts we are now going to lose money on our sale because you feel our house is now worthy of designation.



# Conclusion Continued

## Recommendations from Real Estate Agents consulted:

**Sean Herbinson:** “In my opinion an Historical designation has a negative impact on the value of a home primarily because it places restrictions on what can and can not be done to the home and/or the property.” “ In short any prospective purchaser would see it as an issue to be looked into and in this day and age anything that complicates the ownership of a home is not a good thing.”

**Carol Neira:** “Great question, in my professional opinion I would push ‘not’ to have it designated as a historical property for these reasons:

- It will decrease the value and resale of your home,
- It will affect any renovation done to the exterior of the building,
- And you must comply with their rules and restrictions. As well as obtain permits etc.

Again, I would definitely tell them you do not want this designation on your home”

**Todd Newinsky:** “If your home is designated historical with restrictions on renovations to the interior and/or the exterior, this could potentially narrow the market for prospective Buyers who may be looking to do renovations. This could lower the price that Buyers would be willing to pay for the property”



# Conclusion Continued

## Recommendations from Real Estate Agents consulted:

**Kevin John:** "I'm a Realtor and I have dealt with this topic many times. I would never consider accepting this designation on my home. Even if we assume that you are perfectly happy with any and all restriction AND the eventual next owner feels the same way, it's still a detriment, namely as it relates to insurance. Generally speaking, insurance companies will charge a massive premium because in the event of a major destructive event the home will need to be rebuilt exactly as it was using the same masonry techniques etc. that in today's day and age are exorbitantly expensive. If your home is not designated, insurance can rebuild it using modern construction methods. I have seen insurance premiums on heritage properties 2 – 3 x what they should be based on comparable non-designated properties. Any good Realtor knows to warn their buyers about this, and you'll find buyers running away due to \$5K+ insurance policies. It will likely hurt the home's value. On top of this, buyers are usually hesitant to consider anything with heritage restrictions to begin with. You can honour your home's heritage without accepting a designation. Only accept the designation if you want to force future owners to do the same and you don't mind it costing you tens of thousands of dollars"



# Conclusion Continued

## Recommendations from Real Estate Agents consulted:

**Chip Barkel:** "I am a realtor. I had a house for sale in Thornhill, which was a farmhouse, built around 1850 and moved from Gormley to Thornhill. It was designated historical and we had trouble selling it because the real value was in the land and some people wanted to buy it to tear down to rebuild, it eventually sold but at a lesser price."

## Owner of a designated house:

This person had a friend who suffered financial burden due to designation:

**Bonnie Fleischaker:** "I had a friend who bought a house in Newmarket unaware that it had been designated "historical" and when she went to upgrade windows, she was required to have custom made windows made which she simply couldn't afford. She elected to pay the high heating/cooling bills instead as she would never have lived long enough to recover the cost of custom replacement windows."



# Formal Objection to Designate

We **DO NOT** want our house designated. If, after we sell, The Town of Aurora wants to approach the new owners that is fine. We would even be open to the Town of Aurora purchasing our property in two years time (at market value), when we plan to sell.

**We do not want the historical designation while we live here. If you chose to pursue designating our house after this, we will fight historical designation with every avenue available to us.**

We have been tax paying, contributing, and property improving citizens for 26 years. We should not be forced to do something, after all of this time, which is not warranted and will negatively impact us financially in our retirement years.

Registered co-owners of 31 Tyler Street: Angela Daust and Steve Horvath

# Notice of Intent to Designate 31 Tyler Street



## **NOTICE OF INTENTION TO DESIGNATE 31 TYLER STREET**

TAKE NOTICE THAT the Council of The Corporation of the Town of Aurora intends to designate the following property as a property of Cultural Heritage Value or Interest pursuant to the provisions of Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended. A statement of reasons is included.

31 Tyler Street  
The Ann Ransom House  
Pt Lt 24 Pl 9 Aurora as in R690648; Town of Aurora  
PIN: 036530020

### **Description of Property**

The property known municipally as 31 Tyler Street is located on the south side of Tyler Street, west of Temperance Street. The property includes a representative example of a 2 storey wood frame dwelling of Victorian architectural style. The building was constructed circa 1872 by Ann Ransom and was also the home of David E. Rogers, a veterinary surgeon who also was Deputy Reeve for the Town and served on Council during the turn of the 20<sup>th</sup> century (1900).

### **Statement of Cultural Heritage Value or Interest**

31 Tyler Street is of Cultural Heritage Value or Interest based on its design and physical value, historical and associative value, and contextual value.

#### **Design and Physical Value:**

The property is a representative example of a 2 storey late Victorian dwelling, constructed over 150 years ago, circa 1872. The building includes key heritage attributes and features which are indicative of the architectural style and period of construction, including the steeply pitched gable roof, steeply pitched double gables along the front elevation, the ornate and highly decorative bargeboard, original windows and door openings, and the sloped covered porch with more highly decorative bargeboard and support columns. These features also display a high degree of craftsmanship with the building contributing positively to the streetscape and public realm.

#### **Historical and Associative Value:**

The building was originally constructed by Ann Ransom circa 1872 and then later owned by David E. Rogers, a local veterinary surgeon who also served in key political roles through the early growth of the Town. David E. Rogers initially served as Councillor from 1889-1891, immediately after the incorporation of the Town of Aurora in 1888. He then served again as Councillor from 1893-1895. In 1896 and 1897 he then served as Deputy Reeve for the Town before again returning to serve as Councillor in the centennial year of 1900. The property has direct associations with this important political figure and contributes to an understanding of community culture for that time period.

#### **Contextual Value:**

The property defines, maintains and supports the historic character of the Tyler Street neighbourhood, which was a subdivision that formed part of the original development of the Town of Aurora. The property is a rare, unique, and well-preserved example of the architectural style on the street, and it enhances the public realm while providing a link visually and historically to the period of early growth in Aurora - with proximity to the former Tyler Street Tannery to the west, and then proximity to Yonge Street and where the former Town Hall was located along Yonge just north of Tyler Street and where the owner would have served in his political roles.

## Description of Heritage Attributes

The following provides a description of heritage attributes for the property which contribute to the reasons for which the property is of Cultural Heritage Value or Interest. Important to the preservation of the property are the original key attributes of the building that express its value, which include:

### Exterior Elements

- Overall 2 storey scale and massing with wood frame construction
- Steeply pitched gable roof
- Steeply pitched double gables at front elevation with decorative bargeboard
- All original window and door openings visible from the street and side elevations
- Sloped porch with steeply pitched gable along the front elevation, including decorative bargeboard and wood support posts and railing

Notice of objection to this notice of intention to designate the property may be served on the Clerk of the Town of Aurora within 30 days after the date of publication of the notice of intention to designate in the local newspaper. This notice of objection must set out the reason for the objection and all relevant facts. If a notice of objection is received, the Council of the Town of Aurora shall consider the objection and make a decision whether to withdraw the notice of intention to designate the property or not.

Michael De Rond  
 Town Clerk  
 Town of Aurora, 100 John West Way, Box 1000, Aurora, ON, L4G 6J1  
[mderrond@aurora.ca](mailto:mderrond@aurora.ca)

For any other inquiries, please contact:

Adam Robb, MPL, MCIP, RPP, CAHP  
 Senior Planner, Development/Heritage  
 Planning and Development Services  
[arobb@aurora.ca](mailto:arobb@aurora.ca)  
 365-500-3104



# Property Photos and Information 31 Tyler Street

31 Tyler Street – File Photos

2013 File Photo



2017 File Photo



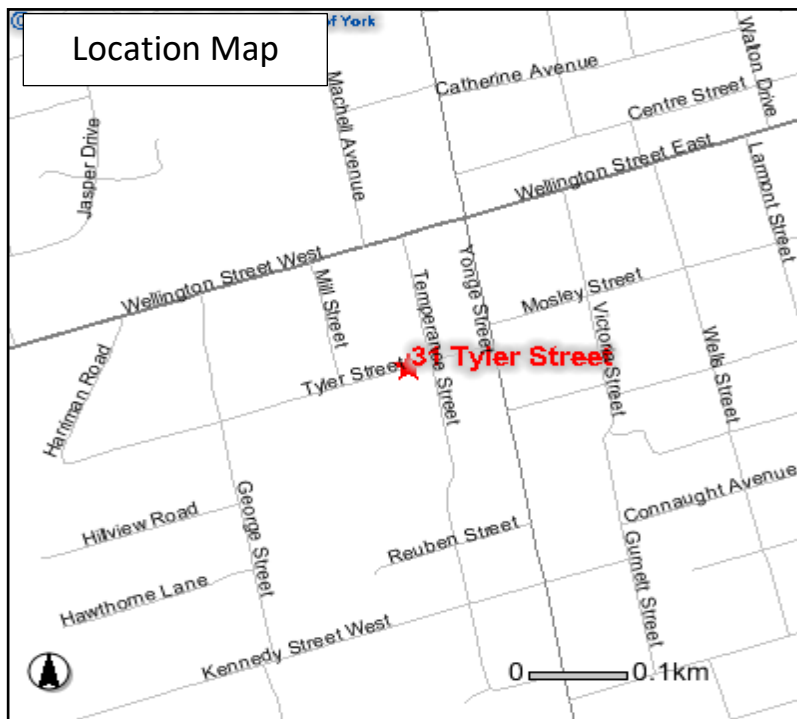


## 31 Tyler Street – File Photos

1981 File Photo



Location Map



# Notice of Objection

## 33 Mosley Street



**IN THE MATTER** of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18 (the "**Act**")

**AND IN THE MATTER** of the lands and premises known municipally as 33 Mosley Street and legally described as Part Lot 5 s/s Mosley Street Plan 68 as in R271476, in the Town of Aurora, in the Province of Ontario (the "**Subject Lands**")

### **NOTICE OF OBJECTION TO DESIGNATION**

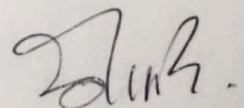
**TAKE NOTICE** that HOLY FORTY MARTYRS OF SEBASTE ("**Holy Forty Martyrs Church**"), the owner of the Subject Lands objects to the proposed designation of the Subject Lands (including the lands and buildings forming part of the property municipally known as 33 Mosley Street and legally described as Part Lot 5 s/s Mosley Street Plan 68 as in R271476, in the Town of Aurora ).

### **DESCRIPTION OF SUBJECT LANDS**

- The Subject Lands are located at the southeast corner of Mosley Street and Victoria Street in the Town of Aurora. The building situated within the Subject Lands was constructed in the 1870s and has had several owners and uses since its construction.
- The Subject Lands are currently owned by Holy Forty Martyrs Church and are operated as a Romanian Orthodox Church.

### **REASONS FOR OBJECTION**

- Although the structure of the original building at the Subject Lands has been preserved, there have been extensive modifications to the exterior façade and finishes leaving very little of design or physical significance. There are no physical attributes that have been preserved in original condition. The Town of Aurora has not taken any prior steps to protect or preserve the design or physical features of the Subject Lands resulting in a substantial change to the character of the building over time.
- Although it is acknowledged that the Subject Lands have been put to various community uses, it is unclear what aspect of the Subject Lands have any remarkable historical and associative value. A preliminary search of public materials that are readily



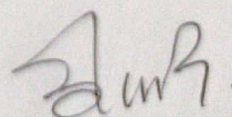


available (electronically) regarding historical uses of the Subject Lands does not turn up any material historical or associative information.

- The contextual value of the Subject Lands as described in the Town of Aurora's Notice of Intention to Designate largely focuses on the historic city centre and intersection near the Subject Lands rather than offering contextual commentary as to the Subject Lands themselves. There is no reasonable explanation provided in the Notice of Intention to Designate of why the Subject Lands are considered a "landmark". The comment in the Notice of Intention to Designate that the Subject Lands were used for gatherings from time to time is an insufficient explanation.
- There was no consultation or discussion with Holy Forty Martyrs Church prior or during the proposed designation process to date. Holy Forty Martyrs Church were not informed of the said process or given an opportunity to provide any input to Town staff or Council. The Notice of Intention to Designate took Holy Forty Martyrs Church by complete surprise. It is unclear at this time if the Town of Aurora has complied with the procedural requirements to designate the Subject Lands under the Act.
- In any event, the purpose of the Ontario Heritage Act as we understand it is to provide for the management of alterations to properties of cultural heritage. In this case, the criteria for determining whether the Subject Lands are of cultural heritage value or interest under the Act are not met. The proposed designation of the Subject Lands as having cultural heritage value and/or for being of cultural heritage interest is unfounded.
- The proposed designation of the Subject Lands would cause an unreasonable intrusion into the affairs of Holy Forty Martyrs Church (including its operation of the Subject Lands for religious purposes).
- The proposed designation of the Subject Lands is objected to on the foregoing grounds and subject to additional reasons as to be advised.

All of which is respectfully submitted.

DATED at Aurora, Ontario this 10<sup>th</sup> day of March, 2023.





# HOLY FORTY MARTYRS OF SEBASTE

Per: Florian Ene

Name: Rev. Fr. FLORIAN ENE

Title: Parish Priest



# Notice of Intent to Designate 33 Mosley Street



## **NOTICE OF INTENTION TO DESIGNATE 33 MOSLEY STREET**

TAKE NOTICE THAT the Council of The Corporation of the Town of Aurora intends to designate the following property as a property of Cultural Heritage Value or Interest pursuant to the provisions of Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended. A statement of reasons is included.

33 Mosley Street  
Mechanics Hall  
Pt Lt 5 S/s Mosley St Plan 68 Aurora As In R271476; Town of Aurora  
PIN: 036510082

### **Description of Property**

The property known municipally as 33 Mosley Street is located on the southeast corner of Mosley Street and Victoria Street. The property contains a historic institutional building constructed in 1870 and referred to as “Mechanics Hall”, which was a key cultural centre for the Town.

### **Statement of Cultural Heritage Value or Interest**

33 Mosley Street is of Cultural Heritage Value or Interest based on its design and physical value, historical and associative value, and contextual value.

#### **Design and Physical Value:**

The building was originally constructed in the Gothic Revival architectural style with a low pitched gable roof, rough stone foundation and buff brick in clad. Particularly unique are the rows of double-paned windows that meet Victoria Street along the west elevation, as well as the corresponding window trim and moulding with pediments and sills. The front vestibule, chimney and circular gable vent / quatrefoil window all display unique character elements of the period of construction.

#### **Historical and Associative Value:**

The building was constructed in 1870 as the home of the Aurora Mechanics Institute and Library Association, which originated in 1855 as the Association for the Diffusion of Helpful Knowledge. Mechanics Institutes were built to act as combinations of a community college and technical library, providing education and opportunity for interested minds. In this post-Confederation era of optimism and opportunity, particularly for Aurora as a growing Town in the Canadian landscape, the Mechanics Institute provided an opportunity for all residents to access books, workshops and pursue invention and innovation. The Hall was also used for lectures and concerts, which helped to raise money for the Aurora Overseas Auxiliary in support of local area troops stationed overseas in during World War I. By 1895 the Institute became a freely-circulating public library, with the Town of Aurora then purchasing the property in 1921. The property was since used by the Aurora Textiles establishment, and was rented by the Aurora Lions Club. Today the building is home to the Holy Forty Martyrs of Sebestia Romanian Orthodox Church. The subject property has strong association with the original development of the Town and is an important location as a community and cultural centre.

#### **Contextual Value:**

The property defines, maintains and supports the character of the historic Aurora centre. The property is located in the southeast Old Aurora community area and is a visually and historically linked part of the streetscape and connected to numerous other properties in the area. Infantry of the York Rangers would frequently march past the Mechanics Hall as war efforts during World War I heightened. The Mechanics Hall was also a central gathering location in close proximity to the historic Town Park, as well as to the early Machell's Corners at

Yonge and Wellington Streets. The intersection of Mosley and Victoria Streets itself also marks a unique public realm for the Town, with three of the intersecting corners representing key historic and institutional buildings – the Presbyterian Church at the northeast, Victoria Hall at the southwest, and the Mechanics Hall at the southeast. The building is important in defining and maintaining the character of this area and can also be considered a landmark, particularly as part of the key intersection of the aforementioned Mosley and Victoria Streets.

### **Description of Heritage Attributes**

The following provides a description of heritage attributes for the property which contribute to the reasons for which the property is of Cultural Heritage Value or Interest. Important to the preservation of the property are the original key attributes of the building that express its value, which include:

#### **Exterior Elements**

- Overall single storey scale with large massing constructed of brick
- Low pitched gable roof with quatrefoil window
- All window openings located on the west elevation with pediments and sills visible along Victoria Street
- Front elevation chimney
- Front entrance including the vestibule

Notice of objection to this notice of intention to designate the property may be served on the Clerk of the Town of Aurora within 30 days after the date of publication of the notice of intention to designate in the local newspaper. This notice of objection must set out the reason for the objection and all relevant facts. If a notice of objection is received, the Council of the Town of Aurora shall consider the objection and make a decision whether to withdraw the notice of intention to designate the property or not.

Michael De Rond  
Town Clerk  
Town of Aurora, 100 John West Way, Box 1000, Aurora, ON, L4G 6J1  
[mderond@aurora.ca](mailto:mderond@aurora.ca)

For any other inquiries, please contact:

Adam Robb, MPL, MCIP, RPP, CAHP  
Senior Planner, Development/Heritage  
Planning and Development Services  
[arobb@aurora.ca](mailto:arobb@aurora.ca)  
365-500-3104



# Property Photos and Information 33 Mosley Street

33 Mosley Street – File Photos and Information



Aurora Museum and Archives – Members of the 12<sup>th</sup> York Rangers march in mud past the Mechanics Hall in 1916



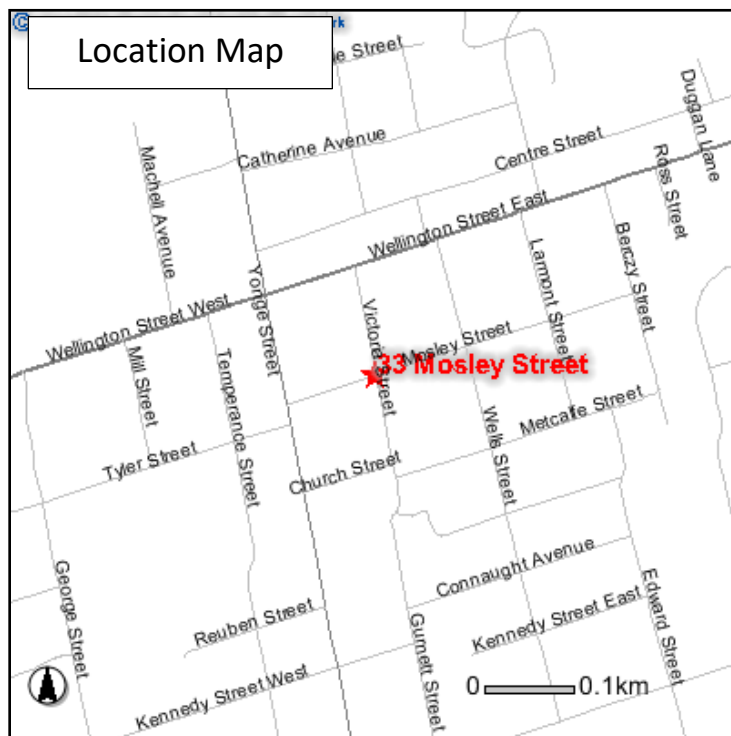


## 33 Mosley Street – File Photos and Information

Property Plaque



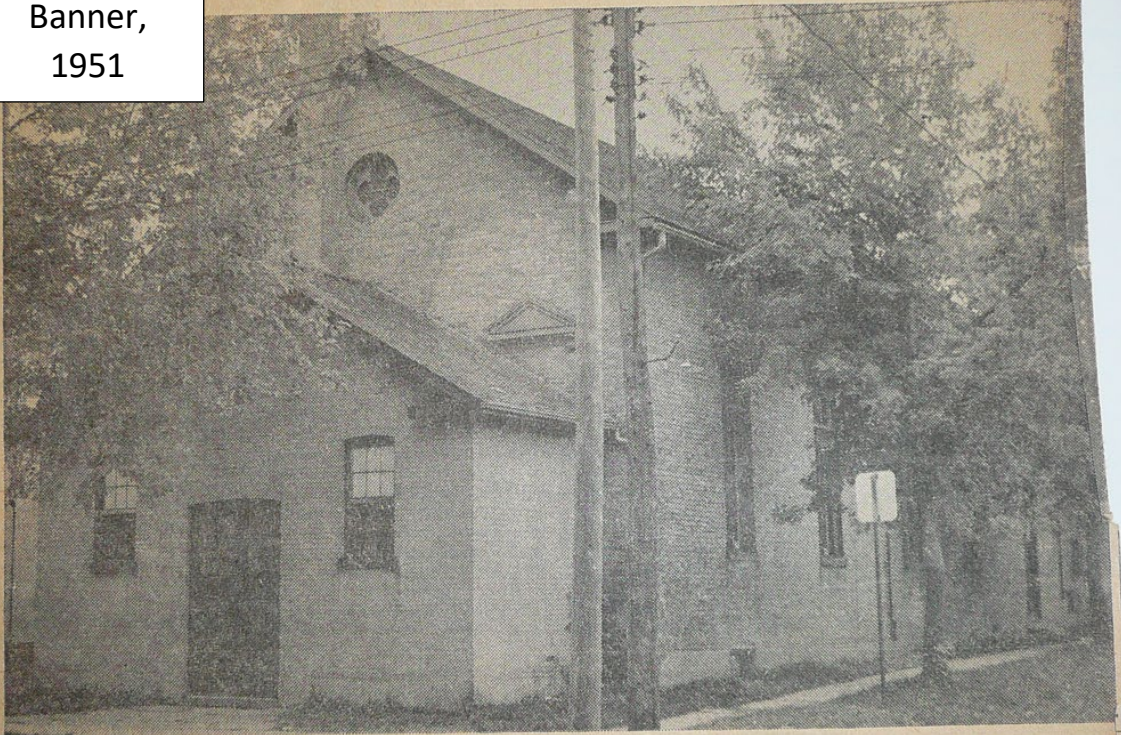
Location Map





Aurora  
Banner,  
1951

## The New Lions Den



The Mechanics Hall which is pictured above has been standing on its corner lot at Mosley and Victoria Streets for as long as Mrs. H. J. Charles can remember. And Mrs. Charles' memory is a long one as she was born at Kettleby more than eighty years ago. A resident of Aurora since her marriage, she can tell tales of

many happy affairs held within its walls.

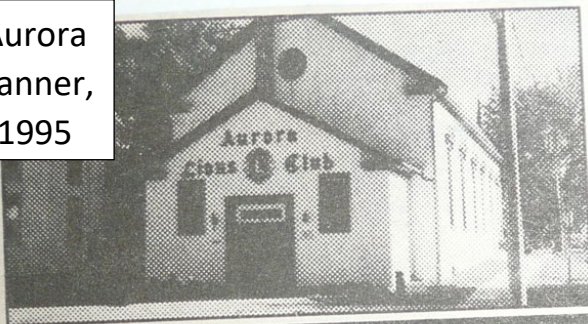
Following the war the hall was used as a textile factory and it is only since Aurora Textiles moved to its new factory on South Yonge Street that this famous old structure has returned to its native atmosphere — that of com-

munity hall. Having been purchased from the town by the Lions Club it has undergone a face lifting and last week threw open its doors to an admiring public.

Shortly the Handicraft classes of the Recreation Commission will be held there and the hall

will be available for any type of Community recreation besides providing a home for the Lions. Already they have a secret plan to change its name to "The Lions Den" but undoubtedly it will always be known in the hearts of Aurorans as "The Mechanics Hall."

Aurora  
Banner,  
1995



### HISTORIC MECHANIS HALL

This century building located in old Aurora has served as a comm. hall, factory, church & lions den over the years. 6000 sq. ft. on 2 levels. \$150,000 asking. Call Don Glass for details 727-9495.

## The Auroran, 2011

the Hall began in 1981, following its first occupancy between 1951 and 1956.

It was initially built by the Mechanics Institute as a Civics Building in 1870 and was expanded 18 years later.

During the First World War, the building became a focal point for residents looking to raise funds and boost morale during the war effort, hosting pageants and other fundraisers to raise money for the Canadian Red Cross.



## Significance

### Excerpt of 1998 Heritage Committee Property Report

The Mechanics Hall is one of the best examples of classic architecture in Aurora. Most other public or quasi-public buildings in town reflect the Gothic Revival or other later Victorian styles.

This building stands as a reminder of an institution important in Aurora's formative years. For decades this Hall was the focal point for the musical, theatrical, and general cultural life of the community. It may be said to be the predecessor of our present public library, theatre, and museum.

Important as it is for itself, the Mechanics Hall has further significance as one of the cornerstones of a block of buildings which have historically served, and continue to serve, various aspects of the cultural, educational, and spiritual life of Aurora. In addition to the Mechanics Hall, Victoria Street between Mosley and Church/Metcalf gives access to Church Street School, the former Aurora Public School and now home to the Aurora Museum and other community organizations; Trinity Anglican Church; the Aurora Public Library; the Seniors Centre; Victoria Hall (originally the Disciples of Christ Church); and St. Andrew's Presbyterian Church.

### Excerpt of 1977 Property Report

#### Significance:

The Meahcnics Hall is one of the best examples of classical architecture in Aurora. Most of the other public buildings reflect either Gothic Revival or Victorian styles that were popular later on in the 19th. century.

The most outstanding features of this building are the six long, narrow windows which are ornamented by wooden pediments.

The building stands as a symbol of an important institution in early Aurora and was a focal point for the educational, musical and cultural life of the community. It may be said to have been the predecessor of our present Public Library, theatre, museum and high schools.

## 1981 Property Evaluation

THE TOWN OF AURORA  
50 WELLINGTON STREET WEST  
AURORA, ONTARIO L4G 3L8



INVENTORY OF BUILDINGS  
TO BE USED IN CONJUNCTION  
WITH THE INVENTORY  
PROCEDURE MANUAL

ORIGINAL DATE : June 18/81

DATE OF LAST REVISION : \_\_\_\_\_

COMPLETED BY : myo**A IDENTIFICATION**

- 1 LOCATION OF PROPERTY : 33 Mosley St.  
Plan 68 N Pt Lot 5
- 2 ZONING DESIGNATION : I - Institutional
- 3 PRESENT USE : Religious <sup>see D</sup>
- 4 PRESENT OWNER : Calvary Church - c/o R.O. Smith. <sup>see D</sup>
- 5 PRESENT TENANT : — 841 Kennedy St E:
- 6 HISTORICAL DESIGNATION(S) : The Mechanics Hall
- 7 DATE OF CONSTRUCTION : c1865 1855-65 1870 doc
- 8 DATE OF LAST RENOVATION : \_\_\_\_\_
- 9 ACCESSORY BUILDINGS : nil



vol I #9

**B DESCRIPTION**

- 10 HISTORIC BUILDING TYPE : \_\_\_\_\_
- 11 PRINCIPAL ARCHITECTURAL STYLES : 1 storey,  
plaster, gable roof
- 12 SPECIAL FEATURES : transom over main door  
original door + windows
- 13 SETTING : corner (Mosley/Victoria)  
close to street on both sides

**C EVALUATION**

## 14 SIGNIFICANCE IN :

NATIONAL CONTEXT

## ARCHITECTURALLY

1 2 3 4 5

PROVINCIAL CONTEXT

1 2 3 4 5

COMMUNITY CONTEXT

1 2 3 4 (5)

NEIGHBOURHOOD CONTEXT

1 2 3 4 (5)

total \_\_\_\_\_

## HISTORICALLY

1 2 3 4 5

1 2 3 4 (5)

1 2 3 4 (5)

1 2 3 4 (5)

total \_\_\_\_\_

TOTAL \_\_\_\_\_



# Notice of Objection

## 41 Wellington Street East

# LAURION LAW

March 8, 2023

VIA EMAIL: [mderond@aurora.ca](mailto:mderond@aurora.ca)

Mr. Michael de Rond  
Town Clerk  
Town of Aurora  
100 John West Way, Box 1000  
Aurora, ON L4G 6J1

Dear Mr. de Rond:

**Re: 41 Wellington Street East**  
**Objection to Notice of Intention to Designate**

We are writing you in response to your letter of February 3, 2023 enclosing a Notice of Intention to Designate the building housing Laurion Law located at 41 Wellington Street East, Aurora, as a heritage property.

We have serious concerns about the consequences of this designation and this letter is to provide you with our notice of objection to the Notice of Intention to Designate 41 Wellington Street East as a heritage property under the Ontario Heritage Act.

My wife, Colette Nemni, and I have owned this property since 2000 and have carefully protected and restored the heritage aspects of it. In fact, I received two letters commending me on the restoration and protection of the features of this house that was built in 1905. These letters are attached for your reference. Our renovation was recognized by the Aurora Council and by the Heritage Committee for the work we undertook.

We are committed to maintaining the integrity and history of this property.

That said, we are also aware that our property is surrounded by others that are not identified to have this heritage designation. Our neighbouring properties are 37 Wellington Street East (Yellow Brick House) and 45 Wellington Street East (Aurora Dentistry). This has the potential of leaving our property at 41 Wellington Street East in an unfortunate situation where it could be surrounded by new large commercial buildings, dwarfing our property and totally changing the context of its location. This impact would undoubtedly reduce the market value of 41 Wellington Street East.

The usable interior space of 41 Wellington Street East needs to be considered as well in terms of the impact of a heritage designation. As my practice has grown, so too has the number of staff working at Laurion Law. The interior space of the building is small in terms of commercial space and we are experiencing a shortage of viable work space for



the staff. The additional levels of scrutiny and approval would significantly impact the useability of the property and hence the resale value and would be to the detriment of our ability to meet our business needs. The option of increasing the square footage while maintaining the historical integrity of the building will continue to exist as a plaqued property without the additional layer of regulations and restrictions.

The historical integrity of the building is identified by virtue of it being a plaqued property. We sincerely believe that adding another layer of regulations and restrictions by designating our property under the Ontario Heritage Act would be prejudicial to our property.

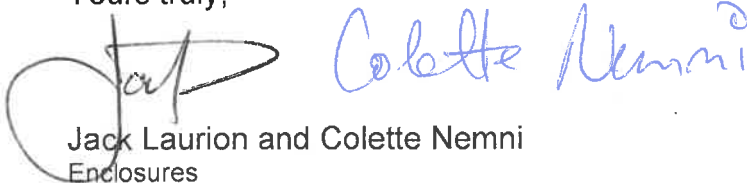
Our renovation, maintenance and use of 41 Wellington Street East has demonstrated our commitment to the historical significance of it. It is also our belief that its addition to the Heritage Designation list would bring no further advantage and would create significant restrictions on future use and market value.

Finally, had the property been designated at the time of our purchase, we believe that we would not have proceeded with our purchase given the added restrictions imposed by a designation under the Ontario Heritage Act.

Accordingly, we respectfully object to the inclusion of 41 Wellington Street East on the Heritage Designation list.

We appreciate Council's consideration of our position and would be pleased to respond to any questions.

Yours truly,

The block contains two handwritten signatures in blue ink. The first signature is a stylized 'J' followed by 'Laurion'. The second signature is 'Colette Nemni' written in a cursive style. Below the signatures, the names 'Jack Laurion and Colette Nemni' are printed, followed by the word 'Enclosures'.

Jack Laurion and Colette Nemni  
Enclosures

C: Mr. Adam Robb, Senior Planner - [arobb@aurora.ca](mailto:arobb@aurora.ca)



An agency of the Government of Ontario

APR 24 2014

10 Adelaide Street East  
Toronto, Ontario M5C 1J3

Telephone: 416-325-5000  
Fax : 416-325-5071  
[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)

April 11, 2014

Jack Laurion  
41 Wellington Street East  
Aurora, Ontario  
L4G 1H6

Dear Jack,

I wish to congratulate you on being named a recipient of a **2013 Heritage Community Recognition Award for Built heritage**. We are deeply grateful for the efforts of individuals and groups who help preserve Ontario's unique and irreplaceable heritage. The exceptional contribution of volunteers like you ensures that Ontario's heritage remains alive and meaningful.

I would like to encourage your interest in heritage and culture and your connection to the Trust. To help us keep in touch, we would be pleased to add you to our mailing list for the Trust's quarterly magazine *Heritage Matters*, invitations to Trust events in your area, and other Trust publications. If you are interested, please fill out and return the enclosed business reply envelope at your convenience. I also invite you to visit our website at [www.heritagetrust.on.ca](http://www.heritagetrust.on.ca).

If you have any questions, please contact Amber Bondy, Community Programs Officer, at 416-314-4907 or [amber.bondy@heritagetrust.on.ca](mailto:amber.bondy@heritagetrust.on.ca).

On behalf of the Ontario Heritage Trust, thank you for supporting Ontario's heritage.

Sincerely,

*Thomas H.B. Symons*

Thomas H.B. Symons, C.C., O.Ont., FRSC, LL.D., D.U., D.Litt., D.Ch.L., FRGS., KSS.  
Chairman

Encl.





100 John West Way  
Box 1000  
Aurora, Ontario  
L4G 6J1  
Tel: (905) 727-1375  
Web: [www.town.aurora.on.ca](http://www.town.aurora.on.ca)

**May 16, 2002**

**Mr. Jack Laurion  
41 Wellington St. E.  
Aurora, Ontario  
L4G 1H6**

**Dear Mr. Laurion:**

**Re: Heritage Preservation Award**

**I am pleased to advise you that your property at 41 Wellington St. E. has been nominated to receive one of this year's Town of Aurora Heritage Preservation and Promotion Awards.**

**This award, initiated by the Town of Aurora Local Architectural Conservation Advisory Committee, is being presented to you in recognition of your outstanding contribution to heritage conservation in our community.**

**The Committee invites you to attend the special Community Recognition Awards Night which will be held on Thursday June 6, 2002 at 7:30 p.m. at the Aurora Town Hall. Kindly confirm your attendance by calling me at 905-727-3123 ext. 221.**

**Sincerely**

A handwritten signature in black ink, appearing to read 'Bob Panizza'.

**Bob Panizza**

**Director of Corporate Services/Town Clerk**

# Notice of Intent to Designate 41 Wellington Street East



## **NOTICE OF INTENTION TO DESIGNATE 41 WELLINGTON STREET EAST**

TAKE NOTICE THAT the Council of The Corporation of the Town of Aurora intends to designate the following property as a property of Cultural Heritage Value or Interest pursuant to the provisions of Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended. A statement of reasons is included.

41 Wellington Street East  
The Browning House  
Pt Lt Homestead PI 68 Aurora As In B28612b ; Aurora Subject To An  
Easement Over Pt 1, PI 65r31247 In Favour Of Pt Lot Homestead PI 68  
Aurora As In R712403 As In Yr1477483; Town of Aurora  
PIN: 036510013

### **Description of Property**

The property known municipally as 41 Wellington Street East is located on the south side of Wellington Street East, just east of Victoria Street. The property includes a representative and highly unique example of Romanesque Revival architecture within the Town.

### **Statement of Cultural Heritage Value or Interest**

41 Wellington Street East is of Cultural Heritage Value or Interest based on its design and physical value, historical and associative value, and contextual value.

#### **Design and Physical Value:**

The property is a representative example of a 2.5 storey Romanesque Revival building that was constructed circa 1905, over 115 years ago. This particular architectural style is highly unique and rare within the context of the Town and displays a high degree of craftsmanship through the red brick and stonework, the hipped and gable roofline, the recessed front portico, arched windows, and in particular all the Romanesque detailing including contrasting stone arches with keystones, stone window sills and lintels and the brick string courses. The building is a highly rare and well-preserved example of the architectural style with exceptional design detail and character. The heritage features of the building have also been well preserved through its adaptive re-use.

#### **Historical and Associative Value:**

The building was constructed circa 1905 by Mark Browning. Mark Browning and the Browning family constructed a number of homes for local families in Aurora. The building and its location along Wellington Street East were part of a number of fine estate homes constructed for upper class Aurora (originally called Machell's Corners) citizens between the mid-19<sup>th</sup> and early 20<sup>th</sup> century. The building is associated with the theme of Aurora's early growth and the positive outlook of its citizens as a burgeoning Town.

#### **Contextual Value:**

The property defines, maintains and supports the historic character of the Aurora core and downtown Promenade area. The building provides a significant link to the early growth and development of the Aurora downtown area, where original estate homes were built in proximity to the Yonge and Wellington Street commercial downtown area as well as the railroad to the east. The building and its Romanesque style and detailed craftsmanship help tell the story of the evolution of the community and its growth and rise in prosperity. It is highly connected to the streetscape and its surrounding area, and can also be considered a landmark structure approaching the Yonge and Wellington Street downtown from the east. The building has also previously received a plaque and been recognized for its heritage value by the Aurora Heritage Committee.

## Description of Heritage Attributes

The following provides a description of heritage attributes for the property which contribute to the reasons for which the property is of Cultural Heritage Value or Interest. Important to the preservation of the property are the original key attributes of the building that express its value, which include:

### Exterior Elements

- overall 2.5 storey scale and massing with red brick construction and stone foundation
- Hipped and gable roofline, with attic window in the front elevation gable
- All original window and door openings visible from the public realm at the north, east and west elevations. This includes original arched shape window and door openings at the first storey and rectangular shaped window openings at the second storey as well as the east and west elevations.
- Recessed front entrance portico
- All original Romanesque detailing, including the contrasting stone arches with keystones, all stone window sill and lintel and brick string courses.

Notice of objection to this notice of intention to designate the property may be served on the Clerk of the Town of Aurora within 30 days after the date of publication of the notice of intention to designate in the local newspaper. This notice of objection must set out the reason for the objection and all relevant facts. If a notice of objection is received, the Council of the Town of Aurora shall consider the objection and make a decision whether to withdraw the notice of intention to designate the property or not.

Michael De Rond  
 Town Clerk  
 Town of Aurora, 100 John West Way, Box 1000, Aurora, ON, L4G 6J1  
[mderrond@aurora.ca](mailto:mderrond@aurora.ca)

For any other inquiries, please contact:

Adam Robb, MPL, MCIP, RPP, CAHP  
 Senior Planner, Development/Heritage  
 Planning and Development Services  
[arobb@aurora.ca](mailto:arobb@aurora.ca)  
 365-500-3104



# Property Photos and Information

## 41 Wellington Street East

41 Wellington Street East – File Photos

2017 File Photo



2003 File Photo





## 41 Wellington Street East – File Photos

1981 File Photo



Location Map



# Notice of Objection

## 71 Tyler Street



Alexander, and Shawna Papadimitropoulos  
71 Tyler St, Aurora, Ontario, L4G2N1  
Property Owners  
(647)929-2539

**NOTICE OF OBJECTION | 71 TYLER ST**

March 10, 2023

Re: Notice of Intention to Designate a Property to be of a Cultural Heritage Value or Interest

71 Tyler Street  
The Johnston House  
Part Lot 28 Plan 9 Aurora As In R212998; Town of Aurora  
PIN: 036530005

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To whom it may concern,

Please find below notice of objection to designate this property to be of a cultural heritage value or interest.

Section 29 of the Ontario Heritage Act [Ontario Heritage Act, R.S.O. 1990, c. O.18] states that the council of a municipality may designate a property to be of cultural heritage value or interest **if** the property meets the prescribed criteria for determining whether property is of cultural heritage.

Unfortunately, in the case of 71 Tyler street the property does not meet the prescribed criteria.

In the description of Heritage Attributes provided by the Town of Aurora, the town cites the following original attributes of the property:

“Important to the preservation of the property are the original key attributes of the building that express it’s value, which include:

1. Overall 1.5 storey scale and massing
2. Yellow brick construction with L-shaped floorplan
3. Cross gabled roofline
4. All gently arched window and door openings complete with brick voussoirs and sills
5. Original 2x2 wood framed windows at the front elevation
6. Cover front elevation verandah with wood support posts
7. Front door opening with transom”

Nearly all of these attributes are not applicable in this case:

**1.5 storey scale and massing:**

- The property was heavily renovated in the 1970s and no longer fits the description of 1.5 storey scale and massing. This is now a full 2 storey home with three full bedrooms, and washroom on the second level.

**Yellow brick construction with L-shaped floorplan**

- Yellow brick:
  - In the 1970s renovation, the yellow brick of this home was largely removed and replaced with wooden siding. The yellow brick now only covers the front 1/3 of this home.
  - The yellow brick remaining on this home is severely deteriorated, and could be beyond saving in the long term. Much of the brick is missing, the mortar joints are in ill repair, and the remaining brick is in non-original condition as it was sandblasted by the previous owner. The result is that all of the yellow brick remaining on this property is in damaged condition - it has no historical value.
  - Additionally, the foundation of this property is in need of repair. This repair may come at the expense of the brick, and could result in our needing to cover this brick with another material in the future (ie board and batten, or wooden siding)
- L-shaped floor plan:
  - Since the renovation in the 1970s, this property no longer has an L-shaped floor plan

**All gently arched window and door openings complete with brick voussoirs and sills**

- Arched window openings:
  - Aside from the windows on the front fascia of this property, none have arched openings, or brick voussoir
- Arched door openings:
  - The door openings on this property do not have arches
- Brick sills:
  - None of the windows on this property have brick sills. None of the sills on this property are original as all were replaced in 2021

**Original 2x2 wood framed windows at the front elevation**

- None of the windows at the front elevation are original
- None of the windows at the front elevation are wood
- None of the windows at the front elevation are 2x2 construction

**Cover front elevation verandah with wood support posts**



- Neither the verandah, nor the wood support posts are original to this property. All were replaced in the 1970s renovation

**Front door opening with transom**

- The front door, and transom are not original. Both were replaced with a modern vinyl/ metal construction in 2021

Please also be advised that in the case that the Town of Aurora does not withdraw its intention to designate, we will be seeking legal counsel, and appealing to the Ontario Land Tribunal.

Best,

Alexander, and Shawna Papadimitropoulos  
Property Owners  
(647)929-2539

# Notice of Intent to Designate 71 Tyler Street



## **NOTICE OF INTENTION TO DESIGNATE 71 TYLER STREET**

TAKE NOTICE THAT the Council of The Corporation of the Town of Aurora intends to designate the following property as a property of Cultural Heritage Value or Interest pursuant to the provisions of Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended. A statement of reasons is included.

71 Tyler Street  
The Johnston House  
Part Lot 28 Plan 9 Aurora As In R212998; Town of Aurora  
PIN: 036530005

### **Description of Property**

The property known municipally as 71 Tyler Street is situated at the south side of Tyler Street between George Street and Mill Street. The property features a 1.5 storey dwelling constructed circa 1886 in the Victorian architectural style.

### **Statement of Cultural Heritage Value or Interest**

71 Tyler Street is of Cultural Heritage Value or Interest based on its design and physical value, historical and associative value, and contextual value.

#### **Design and Physical Value:**

The building is a representative example of a Victorian dwelling and it displays a high degree of craftsmanship particularly through the L-shaped floorplan, cross-gabled roof, front verandah, transoms, brick voussoirs and sills, and unique porch bargeboard and 2x2 windows with shutters. The building features a yellow/buff brick that is complementary to neighbouring properties, and it is a rare and very well-preserved example of the style and period of construction.

#### **Historical and Associative Value:**

The dwelling was constructed circa 1886 and prior to the incorporation of the Town of Aurora. The house is located on what was once part of the original Township 'Lot 80' which was granted to William Tyler (Tyler Street namesake) by the Crown in 1805, over 215 years ago. By 1843 a plan of subdivision was prepared and then the house was ultimately constructed circa 1886 by David Johnston. The Johnston family would live in the house through the turn of the century before selling the property in 1905.

#### **Contextual Value:**

The property defines, maintains and supports the character of Aurora's historic core. The building and its orientation on Tyler Street and proximity not only to the commercial hub of Yonge and Wellington Streets but also to the Collis Tannery on Tyler Street, provides a significant link historically to the early growth and development of the Town. The property is especially unique contextually as part of one of the original Township lots granted by the crown over two centuries ago, which was instrumental in leading to the development of the area and community at large. The building is situated in an area with a high concentration of other heritage resources, and is visually and historically linked to its surroundings in being one of the earliest plans of subdivision for the Town.

### **Description of Heritage Attributes**

The following provides a description of heritage attributes for the property which contribute to the reasons for which the property is of Cultural Heritage Value or Interest. Important to the preservation of the property are the original key attributes of the building that express its value, which include:

## Exterior Elements

- Overall 1.5 storey scale and massing
- Yellow brick construction with L-shaped floorplan
- Cross gabled roofline
- All gently arched window and door openings complete with brick voussoirs and sills
- Original 2x2 wood framed windows at the front elevation
- Cover front elevation verandah with wood support posts
- Front door opening with transom

Notice of objection to this notice of intention to designate the property may be served on the Clerk of the Town of Aurora within 30 days after the date of publication of the notice of intention to designate in the local newspaper. This notice of objection must set out the reason for the objection and all relevant facts. If a notice of objection is received, the Council of the Town of Aurora shall consider the objection and make a decision whether to withdraw the notice of intention to designate the property or not.

Michael De Rond  
 Town Clerk  
 Town of Aurora, 100 John West Way, Box 1000, Aurora, ON, L4G 6J1  
[mderrond@aurora.ca](mailto:mderrond@aurora.ca)

For any other inquiries, please contact:

Adam Robb, MPL, MCIP, RPP, CAHP  
 Senior Planner, Development/Heritage  
 Planning and Development Services  
[arobb@aurora.ca](mailto:arobb@aurora.ca)  
 365-500-3104

# Property Photos and Information 71 Tyler Street



71 Tyler Street – File Photos

2010 File Photo



2003 File Photo

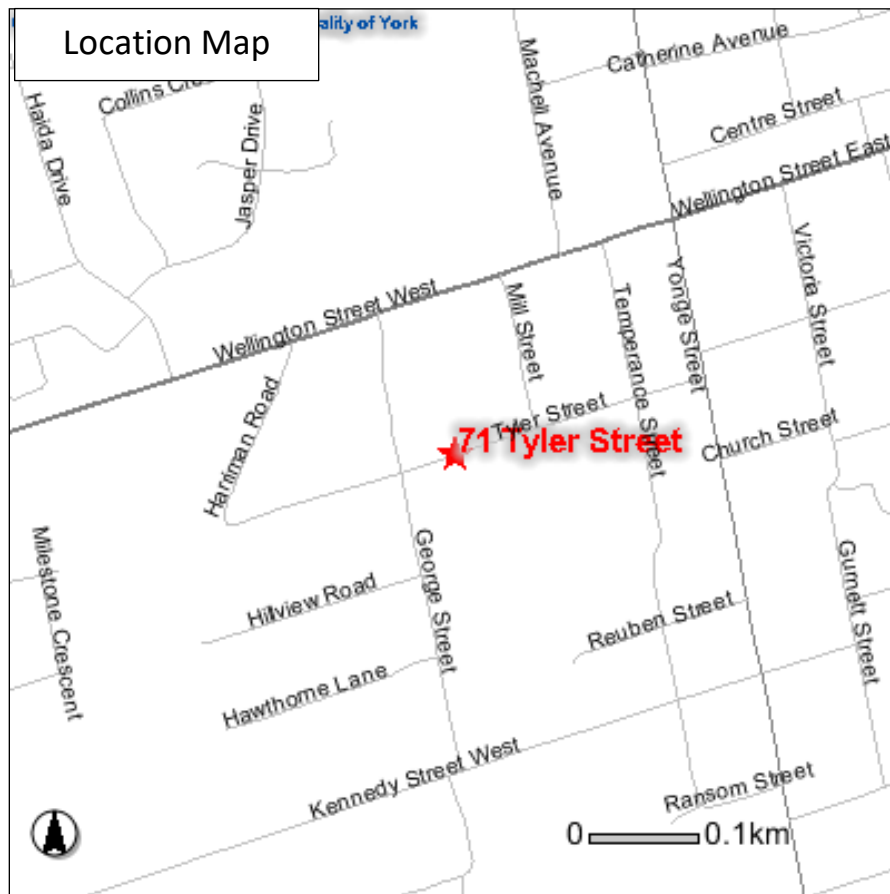


## 71 Tyler Street – File Photos

Plaque – The Johnston House  
1886



Location Map



# Notice of Objection

## 81 Tyler Street



Christine and David Butler  
81 Tyler Street  
Aurora, ON  
L4G 2N4

March 6, 2023

Via Registered Mail

Adam Robb  
Senior Planner  
Town of Aurora  
100 John West Way  
Box 100  
Aurora, ON  
L4G 6J1



Dear Mr. Robb,

**Re: Objection to the Notice of Intention to Designate 81 Tyler Street to be of Cultural Heritage Value or Interest**

**81 Tyler Street  
Part Lot 37 Plan 30 Aurora As In R643438; Town of Aurora  
PIN: 036540048**

My husband and I are writing to inform you of our Objection to the Notice of Intention to Designate 81 Tyler Street to be of Cultural Heritage Value or Interest. We emphatically object to the designation of our home as a heritage property due to a lack of sufficient evidence to justify its designation under the *Ontario Heritage Act*, and it will place an unjust burden upon our family.

**1. Lacks Substantial Historical and Associative Value:**

The Notice of Intention outlines that our house at 81 Tyler Street has historical and associative value due to its association with two men named George McConnell and George Graham. To begin with, neither McConnell nor Graham are of ongoing historic significance. McConnell was a mechanic and Graham was a builder. Houses are constructed by builders and lived in by people. Every person who has lived in Aurora has had a job and lived in a house. Just because we know the names of the people associated with the house at 81 Tyler Street, does not give it historical or associative value. In contrast, a better example of a building with historical and associative value is the Aurora Cultural Centre which used to be the Church Street School. Lester B. Pearson, Canada's fourteenth Prime Minister, attended the Church Street School as a child. This building's connection to Pearson is of historical significance.

The Notice of Intention also states that "the [association with the] two George's...is believed to have been a contributing factor to the naming of the intersecting George Street ". This is incorrect. According to research by Aurora historian Jacqueline Stuart, the name "George Street" was given to the street as shown in a subdivision plan dating from 1874. George McConnell did not purchase the property until 12 years later in 1886. Therefore the historical and associative value of the house to the street name is not conclusive.

## 2. Lack of Contextual Value:

The Notice of Intention states that... "the property defines, maintains and supports the historic character of the Aurora core".

The Town of Aurora is supporting the revitalization of its downtown core with special planning projects such as the Aurora Promenade Project and the Aurora Cultural Precinct Project. These are two urban planning projects that have a major role in maintaining the nature of Aurora's core.

Our house falls outside of the Aurora core and it is not included in the designated Aurora Promenade and Aurora Cultural Precinct zones. As it is not located in the core nor these special planning districts, our home does not in any way help to "define Aurora's core".

Furthermore, the Ontario Heritage Toolkit explains that when assessing for contextual value, the property must be considered in reference to the neighbouring properties. It is important to recognize that over the last 20 years the majority of homes along Tyler Street and George Street have been torn down and rebuilt, or changed dramatically. There no longer exists any "historic character" to the neighbourhood, as most homes have been replaced with modern, energy efficient single-family homes. In fact, 11 out of 23 houses on our part of Tyler Street have been demolished and rebuilt.

The following homes are a few examples of those that have been demolished and rebuilt, or significantly altered so that they no longer represent their historic origins: 84 Tyler St., 86 Tyler St., 92 Tyler St., 93 Tyler St., 108 Tyler St., 109 Tyler St., 113 Tyler St., 117 Tyler St., and 119 Tyler St.

It does not make sense to place the responsibility of "maintaining historic character" on our family, when we are surrounded by newly constructed homes.

## 3. Consideration of the Physical Condition of the Property

According to the Heritage Property Evaluation - Ontario Heritage Toolkit...*"The ability of the structure to exist for the long term, and determining at what point repair and reconstruction erode the integrity of the heritage attributes, must be weighed against the cultural heritage value or interest held by the property."*

The Notice of Intention has been sent without any consideration for the physical condition of our home. We bought the property in 2000. The following year, severe flooding occurred in the basement. Upon investigation, we discovered that the previous owner had constructed an interior foundation. To understand the situation, we excavated around the foundation only to discover that the original 1886 foundation had failed. In its current state, the existing main floor is cantilevered past the interior foundation, and therefore exposed to the outside elements.

In some cities such as Toronto or Kingston, homeowners may apply for a grant or a tax refund to cover the expenses of maintaining a heritage home. However in the Town of Aurora, a heritage designation does not come with any financial support. To maintain this house for the long-term under a heritage designation, it would require an unreasonable investment by our family. This is a financial burden that our family simply cannot afford.

#### 4. Our Dream of an Energy Efficient Home

Our long-time dream is to live in an energy efficient home. We are fully aware of the climate crisis and want to be part of the solution. In 2017, we conducted an energy audit and were able to make some improvements. During the audit we also learned that true energy efficiency would not be possible due to the deteriorated state of the foundation and the old construction techniques used such as 2x4 exterior walls, R12 insulation and a lack of vapor barrier. If a heritage designation were placed on our house, this would make it very difficult and expensive to integrate the new energy efficient construction techniques.

Aurora's Community Energy Plan shares this same understanding stating...

*"In general, newer dwellings are more energy-efficient than older ones. According to Natural Resources Canada, homes built in 2017 used an average of 102 GJ (0.66 GJ/m<sup>2</sup>). Homes built during 1990 and 2000 used 145 GJ (1.11 GJ/m<sup>2</sup>) and 130 GJ (0.93 GJ/m<sup>2</sup>)<sup>37</sup>. Increases in energy efficiency are largely due to improved building practices and building codes, despite increases in the average size of homes".*

We look to the Town of Aurora to join us in our goals to reduce climate change and to create an energy efficient home that benefits future generations.

#### 5. Advice from Real Estate Experts

We have reached out to five of the top real estate agents in Aurora. Every real estate expert has warned us that a heritage designation will negatively impact the resale value of our home. They also cautioned that a heritage designation reduces the flexibility and freedom to renovate, alter and upgrade the home now and for future owners.

The Town of Aurora needs to recognize that our home is our single largest investment. Other citizens of Aurora have the freedom to sell or renovate without the restrictions of a heritage designation. We insist on the same opportunity.

#### 6. Lack of Communication and Inclusion in Designation Process

The original McConnell/Bilbrough family sold the property sixty years ago. In August 2000 we took up residence at 81 Tyler Street. Our family has lived in this house longer than any other family since the McConnell/Bilbrough family. We have lived, worked and raised our children in this house.

At no point over the last 22 years has the Town ever mentioned to us that they wanted to move to a full heritage designation. Our house, along with over 500 other properties, has been "listed" only. This has been the status quo.



The Ontario Heritage Toolkit states that the "*property owner is a key player in a designation under the Ontario Heritage Act. As early as possible in the process, designation should be discussed with owners to ensure that they are actively engaged in the process*".

When we received the Notice of Intention on Monday February 6, 2023 we were shocked. Our house had been "listed" for over 22 years with no mention from the Town that they wanted to move to a full heritage designation.

In addition, the Notice of Intention stated that the Heritage Advisory Committee and the Town Council had resolved to designate our house on June 21, 2022. This was seven months earlier. Why did no one from the Heritage Advisory Committee or the Town contact us in June 2022? How are we, the homeowners, able to play a key role in this process if we have not been involved? Why were we, the homeowners, only informed recently and given just 30 days to respond?

Previously, homeowners initiated the heritage designation process by applying for designation. This was a very smart approach taken by the Town because participants were involved in the process from day one. This current rush to designate 30 private homes is opposite to the inclusive, careful and considered approach usually taken by the Town. The haste to designate has placed undue stress on our family.

In summary, we would like to clearly state that we strongly oppose the designation of our house under the *Ontario Heritage Act*. As you can see the historical and contextual aspects of 81 Tyler Street are inconclusive, and a heritage designation on our home will jeopardize our family's finances and future. We would appreciate your careful consideration on this matter.

Sincerely,



---

Christine Butler  
81 Tyler Street  
Aurora, ON  
L4G 2N4  
d.c.butler@sympatico.ca



---

and David Butler

# Notice of Intent to Designate 81 Tyler Street

## **NOTICE OF INTENTION TO DESIGNATE 81 TYLER STREET**

TAKE NOTICE THAT the Council of The Corporation of the Town of Aurora intends to designate the following property as a property of Cultural Heritage Value or Interest pursuant to the provisions of Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended. A statement of reasons is included.

81 Tyler Street  
The McConnell House  
Part Lot 37 Plan 30 Aurora As In R643438; Town of Aurora  
PIN: 036540048

### **Description of Property**

The property known municipally as 81 Tyler Street is situated at the south side of Tyler Street, west of George Street. The building is considered an excellent representative example of an early dwelling constructed in the Gothic Revival architectural style.

### **Statement of Cultural Heritage Value or Interest**

81 Tyler Street is of Cultural Heritage Value or Interest based on its design and physical value, historical and associative value, and contextual value.

#### **Design and Physical Value:**

The property is a representative example of a 1.5 storey Gothic Revival dwelling. The dwelling itself includes features indicative of its period of construction and high craftsmanship and detail, including the side gabled roofline, three bay façade with wood framed central entrance, front elevation steeply pitched central gable with lancet door opening, 6x6 wood framed windows with sashes, and the front portico complete with second storey balcony and wood trim and support posts. These elements are particularly unique in enhancing the local streetscape and community area. The building is a rare and well preserved example of the style.

#### **Historical and Associative Value:**

The building was constructed circa 1886 for George McConnell. George McConnell was a mechanic who spent most of his working career at the Fleury works on Wellington Street. The McConnell family ownership would persist over the property until 1962 (note that George McConnell's daughter, Maragaret Amy, married Charles Stewart Bilbrough) until the property was sold in 1962. The house is considered to be one of the first and earliest homes built in the Alexandra Park subdivision of the Aurora community west of Yonge Street. The house was also built by George Graham for George McConnell, with the two George's being part of the first house in the neighbourhood and believed to have been contributing factors in the naming of the intersecting George Street. The subject property has very strong association with the original development of the Town and it helps contribute to our understanding of the development of the Town post Confederation, over approximately 135 years ago.

#### **Contextual Value:**

The property defines, maintains and supports the historic character of the Aurora core. The building and its orientation at Tyler and George Streets provides a significant link to the early growth and development of the area and its early history, specifically in relation to growth that occurred in and around early routes like Yonge Street. The building is believed to be the oldest surviving house on Tyler Street, and is integral in supporting the character and context of the neighbourhood.



## Description of Heritage Attributes

The following provides a description of heritage attributes for the property which contribute to the reasons for which the property is of Cultural Heritage Value or Interest. Important to the preservation of the property are the original key attributes of the building that express its value, which include:

### Exterior Elements

- Overall 1.5 storey scale and massing of wood frame construction
- Original side-gabled roofline as well as the rear addition visible along George Street
- Front elevation 3-bay façade with wood framed central entrance
- Front elevation steeply pitched central gable with lancet door opening/lancet shaped window
- Two large rectangular shaped wood framed window openings at the front elevation, including the wood framed window sashes with 6x6 panes
- Front elevation wood framed portico and second storey balcony completed with wood trim and wood support posts
- All original window and door openings visible from the public realm

Notice of objection to this notice of intention to designate the property may be served on the Clerk of the Town of Aurora within 30 days after the date of publication of the notice of intention to designate in the local newspaper. This notice of objection must set out the reason for the objection and all relevant facts. If a notice of objection is received, the Council of the Town of Aurora shall consider the objection and make a decision whether to withdraw the notice of intention to designate the property or not.

Michael De Rond  
 Town Clerk  
 Town of Aurora, 100 John West Way, Box 1000, Aurora, ON, L4G 6J1  
[mderrond@aurora.ca](mailto:mderrond@aurora.ca)

For any other inquiries, please contact:

Adam Robb, MPL, MCIP, RPP, CAHP  
 Senior Planner, Development/Heritage  
 Planning and Development Services  
[arobb@aurora.ca](mailto:arobb@aurora.ca)  
 365-500-3104

# Property Photos and Information 81 Tyler Street

81 Tyler Street – File Photos

2010 File Photo

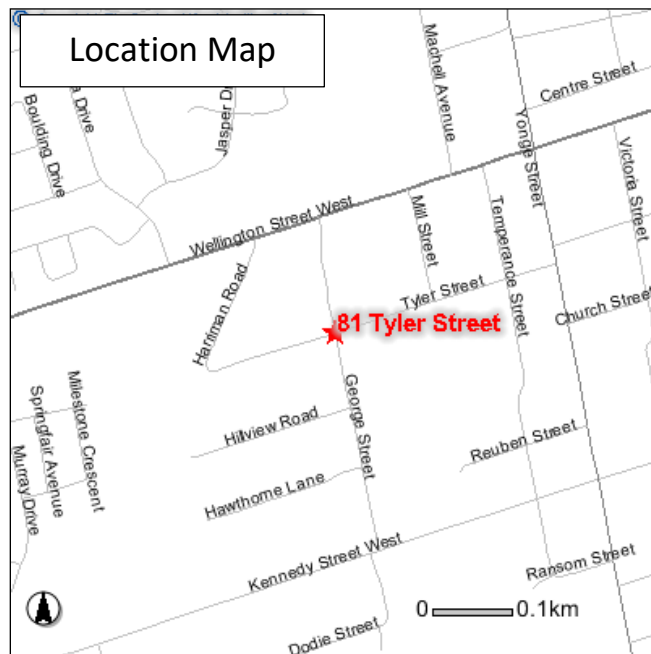


2014 File Photo





81 Tyler Street – File Photos



# Notice of Objection

## 1978 Vandorf Sideroad



Iain T. Donnell, LL.B.  
Kevin D. Zaldin, B.A. (Hons.), LL.B., J.D.  
S. Steven Sands, B. Sc., LL.B.  
Morgan D. Lipchitz, B.A.H., J.D.  
Dylan A. Henderson, B.A.H., J.D.

March 8, 2023

*Sent via electronic mail to [mderond@aurora.ca](mailto:mderond@aurora.ca) and [arobb@aurora.ca](mailto:arobb@aurora.ca)*

TOWN OF AURORA  
100 John West Way  
Box 1000  
Aurora, ON L4G 6J1

Attention: Michael De Rond  
Town Clerk

Adam Robb, MPL, MCIP, RPP, CAHP  
Senior Planner

***OBJECTION TO DESIGNATE HERITAGE PROPERTY***

Dear Mr. De Rond and Mr. Robb,

**Re: Objection to Notice to Designate the Property as of Cultural Heritage Value or Interest  
1978 Vandorf Sideroad  
Pt Lt 16 Con 3 Whitchurch As In R698458; Aurora  
PIN: 036420084**

---

I am writing to you as counsel for the property owner of 1978 Vandorf Sideroad. This letter shall serve as my client's official Objection to the property at 1978 Vandorf Sideroad being designated of Cultural Heritage Value or Interest pursuant to section 29(5) of the *Ontario Heritage Act*.

For your convenience, kindly see attached hereto photographs of the relevant property.



Objection to Notice of Intention to Designate  
Property of Cultural Heritage Value or Interest  
De Rond and Robb  
March 8, 2023  
Page 2 ...

***Determinative Issues to be Considered:***

A. *Historical & Community Significance*

It is acknowledged that the home to our knowledge has been continually occupied till present day by different local farm families and others in what was a predominantly farming community for the first two thirds of the home's existence.

However, it is clearly not one single family's residence for the entire time since the home was constructed.

The normal ebb and flow non-locals and locals owning the property in different times and generations through the last approximately 80 years and modifying it to their individual tastes and needs.

It is interesting in the Town's narrative that the original home builder was also a carpenter, but certainly not unique or especially noteworthy given the time period and the versatility needed of individuals in the times pre-1900 to survive and flourish and thereafter.

A Spring Maple Syrup operation in a local forest in the general vicinity of the community of Vivian, where the home is situated, was almost certainly a mainstay of the economy of this and any other farming community in southern Ontario in the late 1800s.

There are no indications in the Town's narrative whatsoever of where this maple tree forest mentioned was located in respect to the subject property and/or any direct connection to the home, history, and/or construction.

Objection to Notice of Intention to Designate  
Property of Cultural Heritage Value or Interest  
De Rond and Robb  
March 8, 2023  
Page 3 ...

The valiant and noted sacrifice of Harold Baber in being regrettably killed defending our Country in World War One is properly recorded on the Aurora War Memorial, thus to ensure these regrettable selfless acts are properly recorded and immortalized.

However, the description of Harold Baber's death some fifteen years before his brother and his wife take ownership of the subject property, while tragic and heroic, should not be properly a factor in this Heritage Designation Decision process due to the remoteness of his association to the actual historical significance of this property.

*B. Architecturally Demonstrated Uniqueness and Historical Significance*

The two story style yellow brick Heritage structure with attendant gables is often successfully replicated with accuracy by newer estate home builders in this very countryside, and is not unique and can be seen easily in numerous close locations.

The Town's review notes gables and as you can see from the pictures provided there are no "gingerbread" gables visible on this home.

Further, there is mention of chimneys at either end of the original main house roof. These fireplaces internally, including their structure, are non-functional and had been removed as necessary as renovations have occurred over the last 140 years.

Presently the chimneys are a façade, in need of repair, and a clear safety issue for persons moving around the house as they are no longer properly supported and safely in place.

Objection to Notice of Intention to Designate  
Property of Cultural Heritage Value or Interest  
De Rond and Robb  
March 8, 2023  
Page 4 ...

The home throughout the last one hundred and forty years has been constantly and clearly modified and changed as needed by the owners over time with the obvious examples of the modified garage addition, the very recent addition of a new old-style porch, and the window and door upgrades.

The uniqueness and representation value of the much modified home as a Historical clear example is weak at best, if not non-existent.

The remoteness of these particular factors being considered with regard to the original builder being a farmer, carpenter, and possible maple syrup collector, with respect, is not necessarily in part or conjunction with loosely associated family histories of the Town sufficient to warrant a Heritage Designation.

A Heritage Designation is given our review of deciding factors used in the Heritage Designation process not appropriate for this property and will cause much hardship and financial expenditure for the family.

We would respectfully ask that you reconsider and dispense with the Heritage Designation on the Home at 1978 Vandorf Sideroad, Aurora.

I remain,

**DONNELL LAW GROUP**

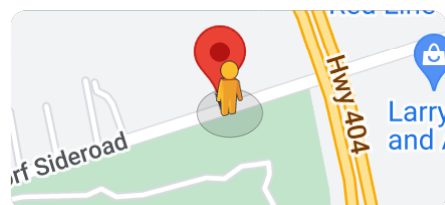
**Iain T. Donnell**  
ITD:mdl  
Enclosure



Google Maps 1978 Vandorf Sideroad



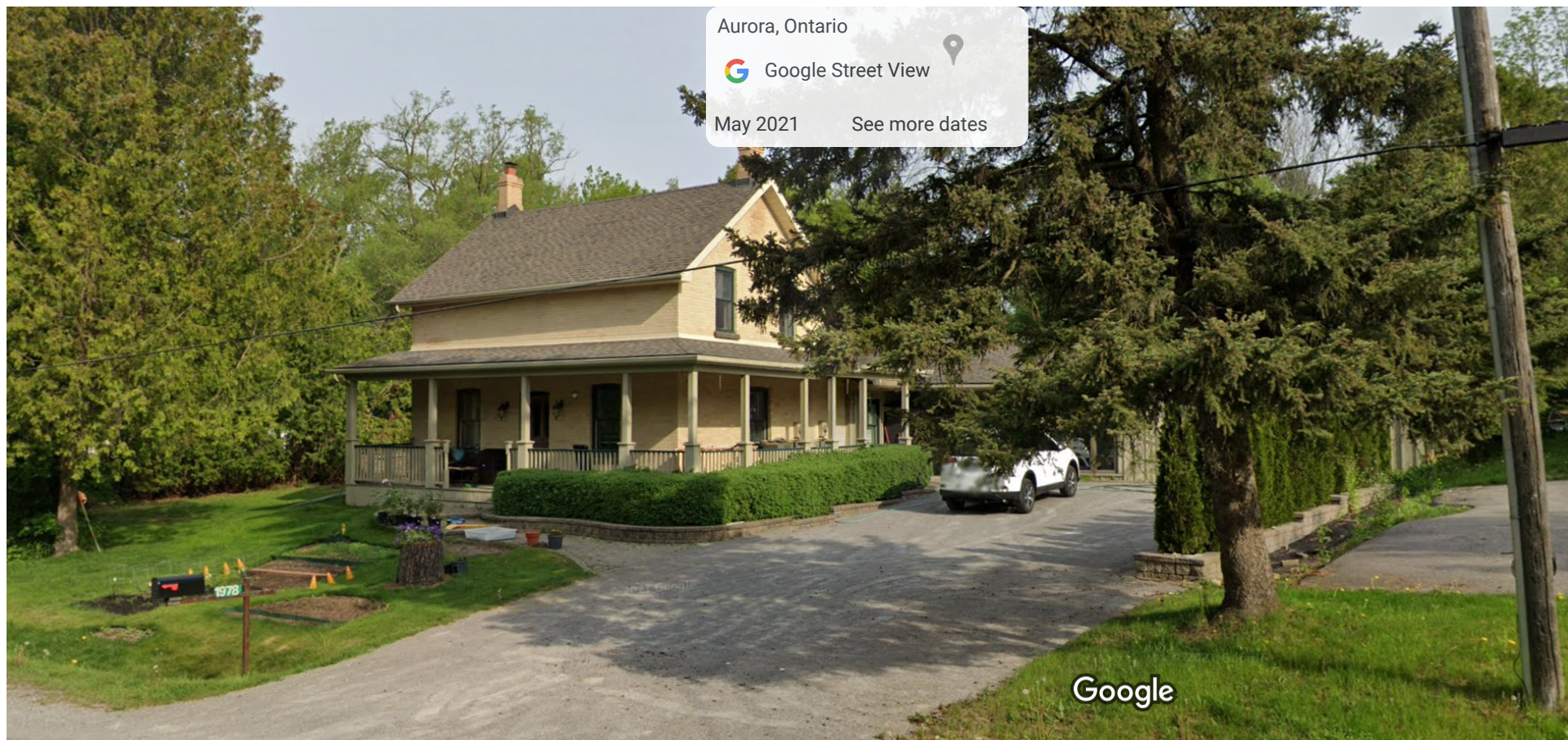
Image capture: May 2021 © 2023 Google







1992 Vandorf Sideroad



Aurora, Ontario



Google Street View



May 2021

See more dates

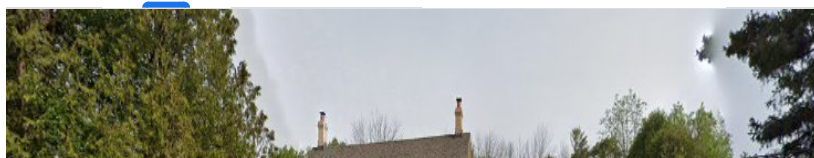
Image capture: May 2021 © 2023 Google



1978 Vandorf Sideroad

All

Street View & 360°



# Notice of Intent to Designate 1978 Vandorf Sideroad



## **NOTICE OF INTENTION TO DESIGNATE 1978 VANDORF SIDEROAD**

TAKE NOTICE THAT the Council of The Corporation of the Town of Aurora intends to designate the following property as a property of Cultural Heritage Value or Interest pursuant to the provisions of Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended. A statement of reasons is included.

1978 Vandorf Sideroad  
The Ransom-Baber House  
Pt Lt 16 Con 3 Whitchurch As In R698458; Aurora  
PIN: 036420084

### **Description of Property**

The property known municipally as 1978 Vandorf Sideroad is located on the north side of Vandorf Sideroad, east of Leslie Street and west of Highway 404. The property includes a Victorian dwelling constructed circa 1880 - over 140 years ago. The property also has very strong association with two significant local families, being the Ransoms and Babers.

### **Statement of Cultural Heritage Value or Interest**

1978 Vandorf Sideroad is of Cultural Heritage Value or Interest based on its design and physical value, historical and associative value, and contextual value.

#### **Design and Physical Value:**

The property is a representative example of a 2-storey dwelling constructed in the Victorian architectural style. The building includes features indicative of its period of construction and high craftsmanship and detail, including the buff/yellow brick, side gabled roof paired with brick chimneys at each gable end, the original window and door openings with a 3-bay façade and central entrance, and the large covered verandah complete with detailed support posts and rails that wrap around both the south and east elevations. These features and details are specifically unique for the streetscape and community area, with the building serving as a rare and well-preserved example of the Victorian style with exceptional design detail and character.

#### **Historical and Associative Value:**

The building was constructed circa 1880, over 140 years ago, and has a rich history associated with the early development of Aurora and both the Ransom and Baber families. The parcel itself can be tied back to the original acreage that was granted to Captain William Graham from the Crown in 1798. Captain William Graham's acreage would eventually be subdivided and it was ultimately Frederick Ransom who constructed the building on the property in 1880, the same year he married Annie Jane Robinson, with the new house being a gift for his bride. Frederick Ransom was also known locally as an expert maple syrup maker and each spring he would setup camp in the local forested area for sugaring-off time which in turn became a popular local place to visit for the residents of Aurora and Vandorf village. Frederick Ransom also worked as a local carpenter and was involved in the building of many of Aurora's earliest homes. The Ransoms had two sons, William and Edmund, and they adopted a daughter, Irene. Irene married Albert Baber in 1927 and by 1933 inherited the property. The Baber family is notably significant as Harold Baber, brother of Albert and the first of the family to move to Canada from England, was killed at the World War One battle of Canal du Nord on September 29, 1918, at the age of 20. According to the Canadian War Memorial, Harold Baber was killed by enemy shellfire while mending communication lines for the battle effort. Harold Baber is also memorialized as part of the Aurora War Memorial. Albert moved to Canada because of the association his brother Harold had established. Albert and Irene raised their family at the dwelling. The subject property has strong association with the original development of the Town and its agricultural area. The property

helps contribute to our understanding of the development of the Town post Confederation and during the World War One period.

#### Contextual Value:

The property defines, maintains and supports the historic character of the rural Aurora area and early development of the community in and around Vandorf / southeast Aurora. The building provides a significant link to the rural character of the Town and is a landmark property as one of the earliest dwellings on the street. The property directly links with the expansion of Vandorf and growth of Aurora post-Confederation and at the turn of the 20<sup>th</sup> century.

#### Description of Heritage Attributes

The following provides a description of heritage attributes for the property which contribute to the reasons for which the property is of Cultural Heritage Value or Interest. Important to the preservation of the property are the original key attributes of the building that express its value, which include:

##### Exterior Elements

- Overall 2 storey scale and massing with yellow brick construction
- Side gabled roof and paired chimneys of the original dwelling
- All original window and door openings visible from the public realm
- Front elevation 3-bay façade and central entrance
- Existing verandah

Notice of objection to this notice of intention to designate the property may be served on the Clerk of the Town of Aurora within 30 days after the date of publication of the notice of intention to designate in the local newspaper. This notice of objection must set out the reason for the objection and all relevant facts. If a notice of objection is received, the Council of the Town of Aurora shall consider the objection and make a decision whether to withdraw the notice of intention to designate the property or not.

Michael De Rond  
Town Clerk  
Town of Aurora, 100 John West Way, Box 1000, Aurora, ON, L4G 6J1  
[mderrond@aurora.ca](mailto:mderrond@aurora.ca)

For any other inquiries, please contact:

Adam Robb, MPL, MCIP, RPP, CAHP  
Senior Planner, Development/Heritage  
Planning and Development Services  
[arobb@aurora.ca](mailto:arobb@aurora.ca)  
365-500-3104

# Property Photos and Information

## 1978 Vandorf Sideroad



1978 Vandorf Sideroad – File Photos and Information

2010 File Photo

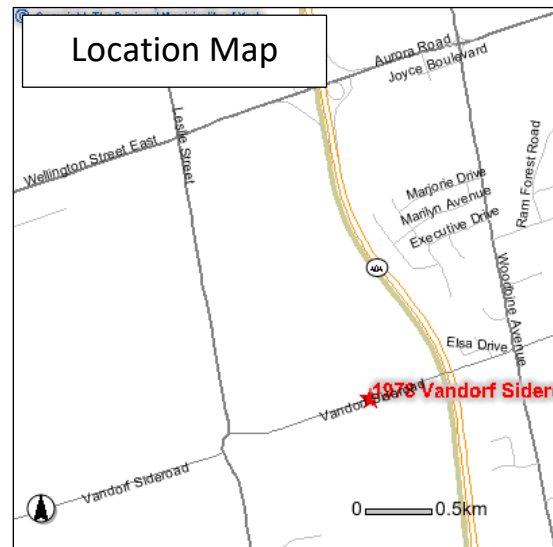


Undated File Photo





## 1978 Vandorf Sideroad – File Photos and Information



## Canadian War Memorial – Harold Baber Death Register

1. NO.	2. RANK OR RATING	3. SURNAME	4. CHRISTIAN NAMES
228374	Private	BABER	Harold Russell
5. UNIT OR SHIP	6. DATE OF CASUALTY	7. H.Q. FILE NO.	8. RELIGION
72nd Battalion	29-9-18.	649-B-31488	Methodist
9. CIRCUMSTANCES OF CASUALTY	10. NAME, RELATIONSHIP AND ADDRESS OF NEXT OF KIN		
<p>"Killed in Action"</p> <p>This soldier was acting as a signaller during the attack on the village of SANCOURT and while mending telephone lines at the "jumping off" point, he was instantly killed by enemy shell fire.</p>			



## Aurora War Memorial – Harold Baber

# Notice of Objection 15800 Yonge Street





15800 YONGE STREET  
AURORA, ONTARIO  
CANADA, L4G 3H7

T 905 727 3178  
F 905 841 6911

[www.sac.on.ca](http://www.sac.on.ca)

March 9, 2023

Dear Town of Aurora, Senior Planner Adam Robb,

On behalf of the Board of Governors of St. Andrew's College, I am writing to express our concern about the Notice of Intention received on February 6, 2023, to designate the St. Andrew's College property to be of cultural heritage value or interest. We appreciate that this is an important issue for the Town and its residents; however, we request a pause on the designation to allow the College to investigate the implications of the designation, including the changes to the Ontario Heritage Act under Bill 23, More Homes Built Faster Act, 2022. We would like to emphasize that the College has a long history of respecting and preserving the architectural design of its facilities. Additionally, the College is a not-for-profit educational organization with different goals and mission than a single-dwelling homeowner or for-profit business owner.

St. Andrew's College has been a part of the Aurora community for almost a century and is an integral part of the Town's heritage. Throughout its history, the College has undergone numerous renovations and building projects but has always maintained a commitment to preserving the architectural design of its facilities. The College has collaborated closely with architects and designers to ensure that any new buildings or renovations meet its students' needs while respecting the campus's existing architecture and heritage.

We see ourselves as "good stewards" of our historic facilities and spaces and fully understand that their cultural heritage value is part of the College's identity. However, the College must continue developing facilities to meet modern educational and boarding needs, as well as its ability to fulfill its mission and offer a robust education to its students. Balancing the need for modern educational and boarding facilities while preserving certain historic elements could pose unique challenges, including impacts on financial resources.

We believe the proposed cultural heritage designation could have significant implications for the College and its operations, and we ask that the College has the opportunity to thoroughly investigate the implications before the Town includes the College property in any designation by law. This will allow the College to determine how the designation will affect its ability to maintain and improve its facilities, including the impact on the College's long-term Strategic and Financial Plan currently under development.

Therefore, at this time, we respectfully object to the proposed cultural heritage designation of the St. Andrew's College property and request the Town pause the proposed designation. This will allow the College to conduct a thorough investigation of the implications of the designation and work collaboratively with the Town to determine if a plan that balances the needs of the College with the importance of preserving the Town's heritage can be developed.

Thank you for your attention to this matter. We look forward to hearing back from you soon.

Sincerely,

Kevin McHenry  
Head of School, St. Andrew's College

# Notice of Intent to Designate 15800 Yonge Street

## **NOTICE OF INTENTION TO DESIGNATE 15800 YONGE STREET**

TAKE NOTICE THAT the Council of The Corporation of the Town of Aurora intends to designate the following property as a property of Cultural Heritage Value or Interest pursuant to the provisions of Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended. A statement of reasons is included.

15800 Yonge Street  
St. Andrew's College  
Pt Lt 84, Concession 1, King Pt 3, 65r1463; Aurora S/t Ease in Gross Over  
Pt 1,65r30756 As In Yr1261631 St/t Ease in Gross Over Pt 2, 65r30756  
As In Yr1261632; Town of Aurora  
PIN: 036270792

### **Description of Property**

The property known municipally as 15800 Yonge Street is located on the west side of Yonge Street, south of St. John's Sideroad. The property is recognized as St. Andrew's College, which was founded in Toronto in 1899 and moved to the 126-acre Georgian-style campus in Aurora in 1926.

### **Statement of Cultural Heritage Value or Interest**

15800 Yonge Street is of Cultural Heritage Value or Interest based on its design and physical value, historical and associative value, and contextual value.

#### **Design and Physical Value:**

The property is a representative example of a Georgian style campus. The property features a number of buildings that display a high degree of design detail and craftsmanship, including the Memorial Chapel with its steeple and brick construction, the Flavelle House and Memorial House with their polychromatic brick voussoirs and centred main entrances with architraves, the Sifton House with its roundels and arched window and door openings, Dunlap Hall with its two storey massing, transoms, parapet and belt courses, and the McDonald House with its entablature and classical balusters. The 126-acre campus and Georgian buildings are indicative of the period of construction and high craftsmanship and detail, with the campus also designed around the traditional quadrangle form. The property is specifically unique as a campus with such rich architectural detail, making it a highly rare and very well preserved example of institutional Georgian architecture.

#### **Historical and Associative Value:**

The property is associated with St. Andrew's College, which was originally established in Toronto in 1899 and then re-located to the Aurora location in 1926. St. Andrew's College was founded as a residential and day school by Rev. Dr. George Bruce, the School's first Headmaster. During the First World War, over 600 alumni served, and 104 were killed in action. The move to Aurora in 1926 was a result of needing more space and a setting away from the perceived negative influences of the city. The Chapel was consecrated in 1931 and prevails as a welcoming symbol of the School. Today, St. Andrew's College has more than 650 students, representing Canada and some 30 other countries. Many well-known and prominent Canadians attended St. Andrew's College including Vincent Massey, Lawren Harris and Kiefer Sutherland. The Chapel building was also designed by E.H. Paisley of Marani and Paisley, who were well-known Toronto based architects. The subject property has strong association with the development of the Town, but is also recognized nationally and internationally for its dedication to education.



## Contextual Value:

The property defines, maintains and supports the growth of Aurora and Canada at large. Notable alumni have made positive contributions to society and the campus and buildings themselves provide a significant link and connection to the community. St. Andrew's College is a recognized leader in education and a prominent community hub. A number of the buildings on the campus can also be considered landmarks, such as the Memorial Chapel and its steeple.

## Description of Heritage Attributes

The following provides a description of heritage attributes for the property which contribute to the reasons for which the property is of Cultural Heritage Value or Interest. Important to the preservation of the property are the original key attributes of the building that express its value, which include:

### Exterior Elements

#### a) Memorial Chapel

- Overall massing and brick construction
- Steeple
- All original features indicative of the Georgian architectural style including the portico with stone pillars, the circular windows, the cornice return, the architrave around the main entrance and arched window openings at the north elevation

#### b) Flavelle House

- Overall 2-2.5 storey massing and brick construction
- Archways to the south
- All original features of the Georgian architectural style including the centred main entrance with architrave, transom and sidelights, the shed dormers, the semi-circular bay windows with belt course, the polychromatic brick voussoirs and the northern portion of the building that has a belt course and parapet with classical balusters

#### c) Memorial House

- Overall 2-2.5 storey massing and brick construction
- Archways to the north
- All original features indicative of the Georgian architectural style, including the centred main entrance with architrave, transom and sidelights, the shed dormers, the semi-circular bay windows with belt course, the polychromatic brick voussoirs and the building portion to the south with parapet, classical balusters and a centred entrance with fanlight and side lights

#### d) Sifton House

- Overall 2.5 storey massing and brick construction
- Archways to the south and north
- All original features indicative of the Georgian architectural style, including the shed dormers, polychromatic brick voussoirs, roundels, and rounded arches over the first storey window/door openings

#### d) Dunlap Hall

- Overall 2 storey massing and brick construction
- All original features indicative of the Georgian architectural style, including the main entrances with transom light, frontispiece, and entablature with pilasters, the polychromatic brick voussoirs, the centered clock with

pediment, the parapet with classical balusters, the belt course and entablature, the roundels and the rounded arches around the windows on the north and south portions of the building with keystones

e) MacDonald House

- Overall 2-3 storey massing and brick construction
- All original features indicative of the Georgian architectural style, including the main entrance with transom, frontispiece, entablature, belt coursing, roundels, and parapet with classical balusters, the shed dormers, the semi-circular bay windows with belt coursing, and the polychromatic brick voussoirs

Notice of objection to this notice of intention to designate the property may be served on the Clerk of the Town of Aurora within 30 days after the date of publication of the notice of intention to designate in the local newspaper. This notice of objection must set out the reason for the objection and all relevant facts. If a notice of objection is received, the Council of the Town of Aurora shall consider the objection and make a decision whether to withdraw the notice of intention to designate the property or not.

Michael De Rond

Town Clerk

Town of Aurora, 100 John West Way, Box 1000, Aurora, ON, L4G 6J1

[mderrond@aurora.ca](mailto:mderrond@aurora.ca)

For any other inquiries, please contact:

Adam Robb, MPL, MCIP, RPP, CAHP

Senior Planner, Development/Heritage

Planning and Development Services

[arobb@aurora.ca](mailto:arobb@aurora.ca)

365-500-3104

# Property Photos and Information

## 15800 Yonge Street



15800 Yonge Street St. Andrew's College – File Photos

Macdonald House



Campus Aerial



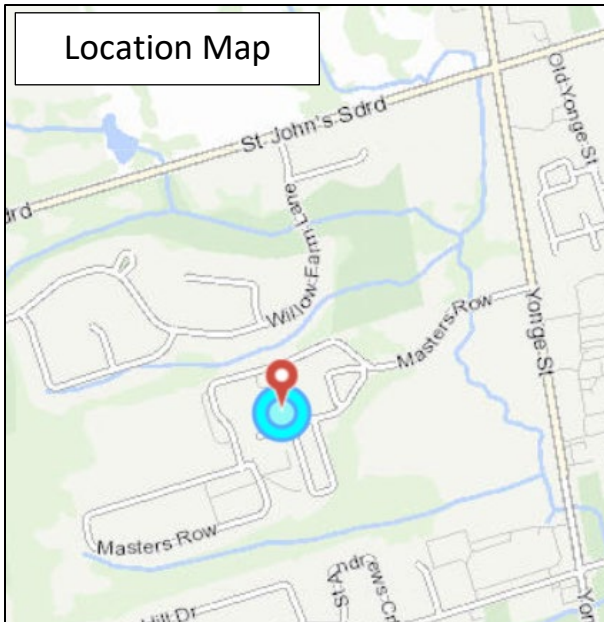


15800 Yonge Street St. Andrew's College – File Photos

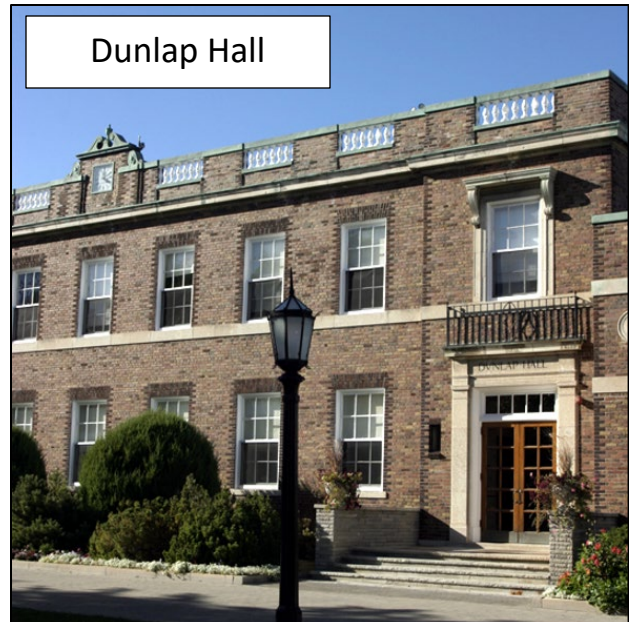
Memorial Chapel



Location Map



Dunlap Hall





100 John West Way  
Aurora, Ontario  
L4G 6J1  
(905) 727-3123  
aurora.ca

Town of Aurora

## General Committee Report

No. CMS23-016

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**Subject:** Pickleball Opportunities - 2023

**Prepared by:** Robin McDougall, Director of Community Services

**Department:** Community Services

**Date:** April 18, 2023

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### Recommendation

1. That Report No. CMS23-016 be received; and
2. That the Sports Field and Park Use Policy be amended to reflect the proposed alternative use for dedicated outdoor pickleball courts; and
3. That Council approve OPTION 1B and OPTION 2 for implementation and to be funded from operating budget.

### Executive Summary

The sport of pickleball has become the fastest growing sport in North America and is identified as one of the priorities in the Parks and Recreation Master Plan Update. Council recently provided direction to explore immediate opportunities that can be realized this coming summer while a long-range plan is being developed. This report summarizes some opportunities that can be implemented immediately while other options proposed will require Council direction.

- Short and long-term options will be considered with the goal of increasing pickleball opportunities within Aurora.
- An evaluation criterion was used to summarize possible pickleball options for implementation in 2023.
- There are pickleball opportunities that can be immediately implemented and managed within the operating budget for summer 2023.



- There are pickleball opportunities that can be implemented for summer 2023 but require Council direction due to a change in service level or additional funding.
- Parking lot use for temporary pickleball courts is not ideal due to either a lack of vacant sites and cost to prepare site for safe and functional use.
- Future and long-range planning has already begun and will be brought forward to Council in time for 2024 Capital budget.

## Background

**Short and long-term options will be considered with the goal of increasing pickleball opportunities within Aurora.**

With the remarkable rise in popularity, the growth of pickleball has become unprecedented across North America. Municipalities everywhere are quickly trying to respond to the requests from the community to increase opportunities to play this social and multigenerational sport. In response, Council recently passed the following motion:

1. Now Therefore Be It Hereby Resolved That staff report back with possible creative opportunities to increase Pickleball courts for the 2023 summer season; and
2. Be It Further Resolved That staff report back with a future Pickleball development plan with recommendations and future budget considerations through the Parks and Recreation Master Plan.

With the Parks and Recreation Master Plan update wrapping up over the next couple of months, the second recommendation will be addressed in time for the 2024 capital budget deliberations.

As for the first recommendation (2023 opportunities), staff have utilized comments from pickleball participants, Council input, consultant feedback, and results from other municipal experiences to guide preparation of a summary of options. Taken into consideration are the pickleball programs and facilities that the Town currently has to offer and ways that could increase pickleball opportunities.

## Analysis

**An evaluation criterion was used to summarize possible pickleball options for implementation in 2023**

Based on feedback from pickleball participants, consultant feedback and experiences from other municipalities, staff considered the following in their assessment of options:

- Low cost – with the 2023 budget already approved/passed, staff attempted to consider options for 2023 that could be covered through operating funds or require minimal capital investment.
- Utilize existing (repurpose) assets – new assets are a larger capital investment and require a longer planning phase
- Ease of implementation – consider if the option can be achieved in time for summer 2023
- Site considerations:
  - Municipally owned land – for an immediate option, this is the best way to achieve a quick solution. Private partnerships could be considered in the long-term solutions.
  - Municipal parking lots for pop-up courts – consider site conditions, availability or disruption to other user groups.
  - Distance from residential homes – pickleball is known to be a noisy sport (racket/ball and social game)
  - Lighting – extended playing time.
  - Parking – within vicinity
  - Shade – structures or tree cover
  - Seating – for spectators or participants waiting for their turn.
  - Washrooms – within vicinity
  - Multi-court options – preference is to provide multi-court pickleball site to enhance social game and possibly a small tournament.
  - Operational use – amend sport/court use policy to accommodate pickleball style of play (i.e., add paddle rack system)
- Level of disruption of other court sports
  - tennis and pickleball could share more courts but this is not ideal for either sport, offering dedicated courts is the preference.
  - reallocate tennis courts as pickleball courts – although this benefits pickleball, it would reduce tennis service level.
- Indoor options – review current schedule, find ways to increase opportunities.

During the evaluation of each immediate option, all the above were considered to provide the most favourable approach. However, there isn't one perfect solution without building a new pickleball facility where each of these criteria could be considered effectively through the design process. Therefore, in some cases, a decision of Council is needed to either adjust a service level or add funding.

**There are pickleball opportunities that can be immediately implemented and managed within the operating budget for summer 2023**

The Recreation Services team quickly reviewed programming options while creatively using existing facilities during their 'downtime'. All these options can be implemented immediately without requiring Council direction.

- Additional program hours are being added to the Aurora Family Leisure Complex drop-in schedule.
- During 'ice-out' phase at the SARC and ACC, staff are adding pickleball courts to the concrete pads.
- A full schedule of availability will be issued and commence shortly.
- These additional indoor pickleball opportunities will be subject to the approved drop-in fees for such activities.
- Equipment is portable for ease of set up/takedown by staff

Where	Existing	New Additions
Town – AFLC* (3 courts)		
Beginner	24hrs/wk	
Intermediate	12hrs/wk	
Learn to Play	9hrs/wk	
Drop In (18+ or Family)	7.5hrs/wk	10.5hrs/wk
Aurora Seniors - ASC		
West McKenzie (1 court)	13hrs/wk	
AFLC (3 courts)	18hrs/wk	4.5hrs/wk
SARC* – Arena Floor - April 19-May 12 (4 courts)		
Drop In - Beginner		18hrs/wk
Drop In - Intermediate		18hrs/wk
Drop In – Advanced		18hrs/wk



April 18, 2023

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Report No. CMS23-016

ACC* – Arena Floor - May 24-July 28 (4 courts)		
Drop In - Beginner		12hrs/wk
Drop In - Intermediate		12hrs/wk
Drop In - Advanced		12hrs/wk

\*AFLC – Aurora Family Leisure Complex, ASC – Aurora Seniors Centre, ACC – Aurora Community Centre

Also, staff are organizing a pickleball tournament in July at the ACC which will include three divisions (Men's/Women's/Mixed) resulting in 32 players per division. Details to be issued soon. There will be an entry fee per person as well as prizes for 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> place. This initiative aligns with our Sport Tourism Strategy.

These additional opportunities will result in minimal operating costs for equipment which will be partially covered through the Seniors Living Centre Grant and existing operating budgets.

**There are pickleball opportunities that can be implemented for summer 2023 but require Council direction due to a change in service level or additional funding.**

#### **REALLOCATE existing Courts by way of various Options**

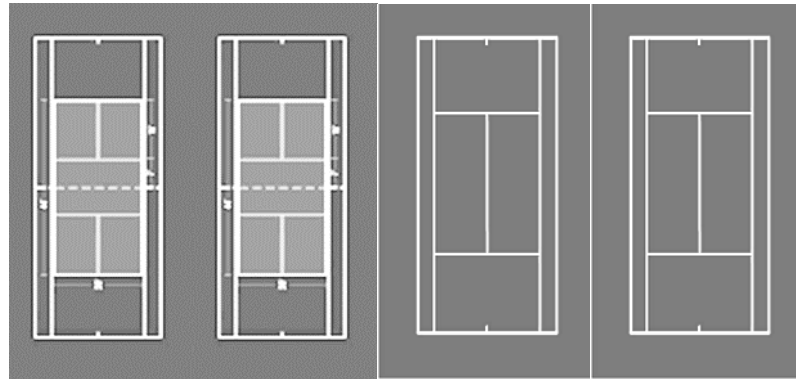
Upon review of all existing pickleball courts and tennis courts, staff considered the priorities and criteria noted above and determined that the options below are the most favourable for implementation this summer of 2023. In all cases, they require Council direction as there is a service level change and funding allocation required to complete the project.

**OPTION 1A – Fleury Park** – Add pickleball lines to 2 tennis courts enabling pickleball to be played at this location. Approximate cost is \$1,500 to install painted lines.

PROS > site has parking, washrooms, lights, centrally located near Aurora's core, this would be a quick solution by adding 2 pickleball courts to the overall supply of pickleball. Increases pickleball court service level by 2 courts, while maintaining tennis court service level. With 2 of the courts regularly permitted by a Tennis provider, the 2 remaining courts will offer the least disruption to regular play for pickleball

CONS > Sharing courts is not ideal for either sport as they will need to compete for court time, tennis net height is not accurate for the game of pickleball and located near residential homes (sound of pickleball could be an issue).

Figure 1: demonstrates the addition of pickleball on 2 of the 4 courts

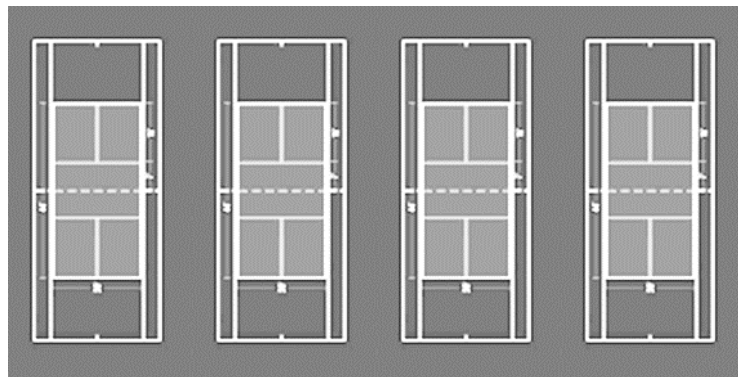


**OPTION 1B – Fleury Park** – Add pickleball lines to all 4 tennis courts enabling pickleball to be played at this location. Approximate cost is \$ 3,000 to install painted lines.

PROS > site has parking, washrooms, lights, centrally located near Aurora's core, this would be a quick solution by adding up to 4 pickleball courts to the overall supply of pickleball. Larger groups could gather at one site. Increases pickleball court service level by 4 courts.

CONS > Sharing courts is not ideal for either sport as they will need to compete for court time, tennis net height is not accurate for the game of pickleball and located near residential homes (sound of pickleball could be an issue). With 2 of the courts regularly permitted by a Tennis provider, access for pickleball will be primarily on 2 of the 4 courts even though the lines are on 4 of the courts.

Figure 2: demonstrates the addition of pickleball on all 4 courts



**OPTION 2 - DEDICATE COURT TIME on Norm Weller and Fleury (if Option 1A or 1B are approved to add pickleball lines).**

Consider dedicated court times on shared courts (April – October):

PROS > no cost to implement other than minor cost for signage, promoting a schedule for use may help manage the competing interests assuming patrons adhere to the posted schedule. On the hour rotation could stay in place during tennis use and the paddle rack method could be in place during pickleball use.

CONS > difficult to find a schedule that suits all participants, most would want prime time and weekend spots. Therefore, promoted schedule may not always work with the participants availability.

Staff are concerned with how successful this would be as this would strictly be based on the honour system. However, it is worth implementing on a trial basis for summer 2023. Staff would recommend this revamped schedule (dedicated court times) is implemented on Fleury and Norm Weller only as a pilot for this summer.

If at any time, this becomes unmanageable or results in significant complaints, we could revert to first-come-first and remove the dedicated court times.

At this point, staff have drafted a possible schedule assuming Council approves Option 1A or 1B taking into consideration a set of 3-hour blocks alternating between Tennis and Pickleball with a mix of evenings and mornings at both locations and to avoid Norm Weller during school days due to lack of parking. Once a decision is made, staff will firm up a schedule to post at each site and initiate public communication to share the information.

All other shared tennis/pickleball courts will be on a first come-first service basis.

**AMEND Sports Field and Park Use Policy**

Amend section 7.19 of the Sports Field and Park Use Policy which currently states that *“Drop-in play at all tennis and/or pickleball courts shall be on a first-come-first-serve basis, with a mandatory requirement that the court(s) be vacated every hour, on the hour to allow the next person(s) in line to play.”* This format does not suit the rotation for pickleball. An amendment to this section could be:

- AMEND - “Drop-in play at all dedicated tennis ~~and/or pickle ball~~ courts shall be on a first-come-first-serve basis, with a mandatory requirement that the court(s) be vacated every hour, on the hour to allow the next person(s) in line to play.”



- ADD NEW - "Drop-in play at all dedicated pickleball courts shall be on a first-come-first-serve basis, with a mandatory requirement that the paddle method is used to allow the next player(s) in line to play."
- ADD NEW - "Drop-in play at all shared tennis/pickleball courts shall be on a first-come-first-serve basis, utilizing the paddle method for pickleball and on the hour for tennis."

As for the dedicated pickleball courts or courts with dedicated court time (proposed in OPTION 2), the recommended rotation includes the use of a 'paddle rack' method for pickleball players whereby players simply add their paddle to a rack (mounted on the fence) signifying their next in line to play. When the game is complete (usually 11 rounds), they will be rotated in to play. This paddle rack method can be added to all pickleball locations. For all tennis locations, on-the-hour method can be used.

Staff are in support of this amendment and recommend approval to implement for summer 2023. Cost of signage will be covered through operating.

**Parking lot use for temporary pickleball courts is not ideal due to either a lack of vacant sites and cost to prepare site for safe and functional use.**

Municipal parking lots were taken into consideration for a temporary use, however, upon review, staff have determined that there is not enough or consistent vacant municipal lots that could be removed for an entire season to accommodate pickleball courts. Often the municipal lots are required to support field and/or recreation centre uses during peak periods, suggesting that any removal of parking spaces would have a negative impact on the regular users of the facilities the parking lot serves.

It was also determined that most parking lots have been designed with a natural slope for water run-off and therefore it would be difficult to find a suitably level playing surface without significant capital investment to level the parking lot. All the Town's parking lots are at different stages of lifespan and may not provide suitable surface conditions even if they are more level; maintenance or surface treatment is likely required at a minimum to ensure safe play.

In addition, the site would need to be lined, nets installed and for proper security/safety of the court area, perimeter fencing would need to be installed.

For these reasons, staff would not recommend using municipal parking lots for temporary pickleball courts.

If private/commercial parking lots are to be considered, this would require direction from Council for staff to investigate the options due to the nature of cost and liability.

**Future and long-range planning has already begun and will be brought forward to Council in time for 2024 Capital budget.**

During the discussions and evaluation of short-term options, staff have begun to identify long-range options. Much more work is needed to fully assess opportunities, determine implementation plan, confirm cost estimates, and have opportunities for additional consultation with user groups. Throughout the discussions and planning, the results of the Parks and Recreation Master Plan will help guide the best solutions for both tennis and pickleball. Considerations for both sports are necessary, and a balancing of resources is also important to achieve the best results. It will be important to consult with tennis participants, especially if there are any potential permanent retrofits to existing tennis courts.

Based on the previous master plan, Parks division has already included a placeholder in the 10-year capital plan scheduled for 2024 for \$200,000 for multi-use court improvements/upgrades. This could include surface upgrades/fencing and/or repurposing.

Also, within the current 10-year capital plan, Thomas Coates pickleball courts are due for resurfacing in 2025, this will address surface/water concerns expressed by participants.

These placeholders and the long-range plan will be considered as staff work through options for the 2024 budget process.

### **Advisory Committee Review**

Council determined that the 2023 pickleball opportunities did not need to go to the Parks and Recreation Advisory Committee, however, the long-term plans will be shared with the Committee for their input.

### **Legal Considerations**

None.

## **Financial Implications**

As the above Pickleball proposals represent a nominal cost to enhance existing facilities, these costs will be covered through operating budget. Long term plans which have a financial investment will be presented at an upcoming budget for consideration.

## **Communications Considerations**

The Town will inform the public of new pickleball opportunities in 2023, as well as future opportunities, through the Town's normal communications channels. If recommendations are approved, communication will be issued to local residents directly abutting the properties informing them of the change in service level at Norm Weller Park and Fleury Park.

## **Climate Change Considerations**

The recommendations from this report do not impact greenhouse gas emissions or impact climate change adaptation.

## **Link to Strategic Plan**

The proposed pickleball opportunities supports the following Strategic Plan goals and key objectives:

Supporting an exceptional quality of life for all in its accomplishment in satisfying requirements in the following key objectives within these goal statements:

- Invest in sustainable infrastructure
- Celebrating and promoting our culture
- Encourage an active and healthy lifestyle
- Strengthening the fabric of our community

## **Alternative(s) to the Recommendation**

1. Council may provide further direction on Option 1B and 2.
2. Council may direct staff to consider other options.



## **Conclusions**

With the growth of pickleball reaching incredible numbers, it is important for Aurora to work with our residents to meet the growing demand. There will certainly be long-term recommendations to support future growth but there is an immediate need to address the current state of the sport. The recommendation in this report moves the bar forward in supporting the pickleball community but there is still more work to be done.

Staff are confident that any of the Options outlined above can be implemented by the May 30, 2023, or before.

## **Attachments**

None

## **Previous Reports**

None

## **Pre-submission Review**

Agenda Management Team review on March 30, 2023

## **Approvals**

Approved by Robin McDougall, Director, Community Services

Approved by Doug Nadorozny, Chief Administrative Officer



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Town of Aurora

## General Committee Report

No. CMS23-013

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**Subject:** Community Partnership Grant Program - Policy Approval

**Prepared by:** Lisa Warth, Manager of Recreation Services and Phil Rose, Manager of Cultural Services

**Department:** Community Services

**Date:** April 18, 2023

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### Recommendations

1. That Report No. CMS23-013 be received; and
2. That the Community Partnership Grant Policy (attachment 1) be approved; and
3. That the Town's existing Corporate Sponsorship Policy be repealed.

### Executive Summary

This report provides a status update on the merger of the Recreation and Culture Grant and the Sponsorship of Community Events and Programs into a single grant program and seeks Council approval on the policy required to launch the new grant program.

- Staff have developed the Community Grant Partnership Policy and corresponding documents based on feedback received by Council, experience with previous Town grant programs, and best practice.
- The policy and supporting documents provide transparency and structure for the impactful use of the funds.
- The policy and supporting documents strive to provide a fair and flexible procedure for organizations and individuals to apply for and access the funds with the goal of assisting them in becoming stronger community partners and bettering the Aurora community as a whole.

## Background

On January 17, 2023, Council approved the merger of the Recreation and Culture Grant and the Sponsorship of Community Events and Programs into a single grant program. Council also directed staff to finalize all documents necessary to launch the refreshed grant program, to be called the Community Partnership Grant, including an administrative policy and procedures, evaluation rubric, application form, and final report form.

## Analysis

**Staff have developed the Community Grant Partnership Policy based on feedback received by Council, experience with previous Town grant programs, and best practice.**

Key Elements of the grant program include:

- Staff recommend having four deadlines as detailed in the January 17 report (January, March, June and September). To ensure the community is aware of the grant program, staff will proactively promote the four deadlines. Grant applications requesting less than \$500 will be accepted on a continuous basis with no specific deadlines.
- Eligible grant recipients should be Aurora based community groups, and not-for-profit and charitable community groups or individuals who serve the Aurora community primarily.
- Eligible expenses to be funded include program or event supplies, rental of items or facilities related to the project being applied for, catering or food for events, and entertainment for the project being applied for
- Ineligible expenses to be funded include staff wages, salaries or benefits, ongoing operating costs of the applicant such as office rent, utilities, office supplies, travel costs, donations and consultative services.
- Staff recommend the maximum grant amount to be set at \$10,000. The rubric will assist the Grant Review Committee in ensuring that funding higher amounts up to \$10,000 will be impactful and reasonable based on the project the applicant is proposing. The Grant Review Committee will have the discretion to fund applications in an amount that is less than what is asked for on the application based on how the project scores on the rubric
- Grant applications will be evaluated using a rubric that will measure several criteria including scale, inclusivity, direct and indirect benefits, the importance of the Town's contribution, how the project will support the Town's vision and strategic plan, and how the success of the project will be determined.



- Organizations can apply more than once per year, but the overall funding that any one organization can receive in a calendar year is not to exceed \$10,000.
- The policy proposes that staff will prepare a semi-annual report to Council identifying who was funded (and not funded), use of funds, the amount of funding and any suggestions for changes to the policy.
- The John West Memorial grant will continue to be administered under the umbrella of this new grant program and the process for that specific grant will not change. Funds have been allocated within the Community Partnership grant for the John West Memorial grant.

**The policy and supporting documents provide transparency and structure for the impactful use of the funds.**

The application form and rubric will ensure that a potential applicant is capable of undertaking the proposed project, has experience and/or has other partners to help execute the project. They will be expected to have a full understanding of what is required to execute the project (including funding) and should show alignment or support of the Corporate Strategic Plan.

**The policy and supporting documents strive to ensure a fair and flexible procedure for organizations and individuals to apply for and access the funds with the goal of assisting them in becoming stronger community partners and bettering the Aurora community as whole.**

This new grant program would enhance the Town's ability to invest in the important work of various community groups, individuals and other organizations and partner with them to achieve and work towards some of the goals in the Town's strategic plan.

A new web page will be created to include all the information an applicant would need to know when applying for this grant.

The page would include:

- Application form – This would include 2 versions, one for applications for grants \$500 and under and one for applications over \$500.
- Documents and information required as part of the application.
- Intake deadlines and when applicants can expect to hear a decision on the application (approved or not approved)
- Link to Corporate strategic plan

Staff will also host information sessions to assist applicants in preparing their project and request for funding.

A widespread promotional plan will also be launched to ensure community awareness of the new program.

### **Advisory Committee Review**

In the interest of time sensitivity, staff are recommending this new grant program be launched as soon as possible, as potential applicants are inquiring about the policy and procedure to apply for grants for upcoming projects. Given that advisory committees and meeting schedules have just been created, presenting this policy to the Parks and Recreation Advisory committee would delay launching the program.

### **Legal Considerations**

Organizations or individuals that receive a grant from the Town will be required to enter into an agreement with the Town that outlines various provisions, including outlining the intended purpose for the use of the Grant, reporting requirements, and usage of the Town's name and logos.

### **Financial Implications**

The approved 2023 operating budget includes \$30,000 in support of the existing Culture and Recreation grant program. A further \$2,000 was approved in support of the John West Memorial Scholarship program, funded from the John West Memorial Scholarship Award reserve.

Upon Council approval of the proposed policy, \$57,500 in Corporate Sponsorship of Community Programs and Events funding currently located under Corporate Communications will be consolidated with the above noted existing funding under Community Services to form a single budget totalling \$89,600 to be governed by this policy (the Community Partnership Grant).

### **Communications Considerations**

Communications will work with Community Services to inform community groups, organizations and residents about the Community Partnership Grant Program through the Town's regular communications channels.

## Climate Change Considerations

The recommendations from this report do not impact greenhouse gas emissions or impact climate change adaptation.

## Link to Strategic Plan

The Community Partnership Grant supports the following Strategic Plan goals and key objectives:

**Supporting an exceptional quality of life for all** in its accomplishment in satisfying requirements in the following key objectives within these goal statements:

- Invest in sustainable infrastructure
- Celebrating and promoting our culture
- Encourage an active and healthy lifestyle
- Strengthening the fabric of our community

## Alternative(s) to the Recommendation

1. Council may provide further direction.

## Conclusions

This report provides a summary of the new Community Partnership Grant Policy required to launch the grant program. Staff believe the new grant program can have considerable community impact and enable community organizations to build capacity, thus strengthening the community as a whole.

## Attachments

Community Partnership Grant Policy

## Previous Reports

PR11-021, Community and Cultural Grant, May 31, 2011

CAO19-001, Requests for Sponsorship Policy, January 22, 2019

CMS23-001, Recreation and Culture Grant and Sponsorship of Community Events and Programs Policy Refresh, January 17, 2023



April 18, 2023

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Report No. CMS23-013

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**Pre-submission Review**

Agenda Management Team review on March 30, 2023

**Approvals**

Approved by Robin McDougall, Director, Community Services Department

Approved by Doug Nadorozny, Chief Administrative Officer



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Town of Aurora

## **Community Partnership Grant**

Community Services

Contact: Community Services Department

Approval Authority: Council

Effective: April 25, 2023

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### **Purpose**

The Community Partnership Grant (“the Grant”) provides temporary financial assistance to community groups and individuals within the Town of Aurora, (“The Town”) or those who provide services within The Town, with respect to the delivery or implementation of cultural and/or recreation-based initiatives that serve and benefit the Aurora community. The Town’s funding contribution is intended to assist groups or individuals to build capacity and sustainability within their organization and further their mandate/mission, while supporting the Town’s strategic plan. This Policy ensures that the funds provided by the Town are allocated in a fair, transparent and impactful manner.

### **Scope**

This Policy applies to not-for-profit organizations, charitable community groups, and individuals applying for grant funding. All applicants must primarily service the Aurora community to be eligible for the Grant.

### **Definitions**

#### **Criteria:**

A standard established by the Town that will be used to evaluate Grant applications and to make decisions on Grant eligibility and approval based on how the Grant will be used to benefit the Aurora community.

#### **Grant Review Committee:**

A committee made up of Town staff who are required to use a Rubric tool to objectively score each Grant application and make recommendations to the Director of Community Services for a final decision on the approval of the issuance of a Grant.

#### **Rubric:**

An evaluation tool established by the Town to evaluate the Criteria to ensure the consistent, fair and transparent measurement of Grant applications.

**Semi Annual Report:**

A semi annual report submitted to Council, identifying all applicants, their application status and the amount of any approved Grant.

**Policy****Funding Framework:**

The Grant funding framework as set out below, describes Criteria and the process for the allocation of Grant funding.

- Base Grant funding is allocated by Town Council through the Town's annual Operating Budget deliberation process.
- Town staff will develop a Grant Application and a Rubric to evaluate grants objectively.
- Town staff will establish a Grant Review Committee
- Grant applications may be made by the following categories of applicants who provide services within the Town with respect to the delivery or implementation of cultural and/or recreation-based initiatives that serve and benefit the Aurora community:
  - Organized community groups
  - Not for profit organizations
  - Charitable community groups, and
  - Individuals who provide cultural and/or recreation-based services primarily in the Aurora community.
- Four (4) grant application intake due dates will be defined annually, and Town Staff will host information sessions for interested/prospective Grant applicants prior to each intake due date.
- For Grant applications under five hundred dollars (\$500), intake dates will be continuous throughout the year, unless funds are no longer available.
- The maximum amount of a Grant to an eligible organization or individuals will be no more than ten thousand dollars (\$10,000) annually as determined by the Grant Review Committee. Funding in this category is subject to the final approval of the Director of Community Services.
- Grant applications will be evaluated by the Grant Review Committee using a rubric based on the following Criteria:
  - Scale, inclusivity, direct and indirect benefits;
  - Strength of the concept including resources and other funds;
  - The importance of the Town's contribution;
  - How the project will support the Town's vision and strategic plan; and



- How the success of the project will be determined
- If the Town's Grant funding becomes exhausted in the calendar year prior to year end, applications will no longer be accepted.
- All Grant recipients shall enter into an agreement with the Town that outlines various provisions, including but not limited to the expectations for payment, reporting on expenditures of all Grant funds provided by the Town and usage of the Town's name and logos.
- Town staff will prepare a semi-annual report.
- The John West Memorial grant will continue to be administered under the umbrella of this new grant program and the process for that specific grant will not change. Funds have been allocated within the Community Partnership grant for the John West Memorial grant.

## **Responsibilities**

### **Community Services Department**

- To promote the Grant in coordination with the Town's Communications Division
- To ensure sufficient funds are available to administer the Grant from the Town's Operating Budget and are included in the Operating Budget submission for consideration during the Town's annual Operating budget deliberations.
- Approve or deny Grant applications, based on the recommendations of the Grant Review Committee.

### **Grant Review Committee**

- Develop a Grant application and Rubric
- Review Grant applications and provide recommendations for approval to the Director of Community Services based on the Community Partnership Grant Guidelines and the approved Policy. All decisions made by the Director of Community Services will be final.
- Prepare a semi-annual report.

### **Applicants**

- Comply with the terms and conditions set out in the Policy and Community Partnership Grant Guidelines.

## **Monitoring and Compliance**

In accordance with the Town of Aurora policies, collective agreement and applicable legislation and policies any employee found to be demonstrating actions / behaviours that are not consistent with the terms of this policy will result in an investigation. Any employee found to be disrespecting the terms of this policy other than under exceptional circumstances, emergencies or operational requirement is subject to possible discipline up to and including termination. CAO / Director / Managers /

supervisors and employees should work collaboratively to resolve issues related to this policy. Employees can escalate issues to Human Resources where difficulties continue.

## **References**

- Community Partnership Grant Guidelines (Procedure)
- Town's Strategic Plan

## **Review Timeline**

This Policy will be reviewed two (2) years after the initial approval date.



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## General Committee Report

No. CMS23-012

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**Subject:** Approval of Capital Project No. 72478 - Sports Dome - Air Conditioning

**Prepared by:** Doug Bertrand, Manager of Facilities Management

**Department:** Community Services

**Date:** April 18, 2023

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### Recommendation

1. That Report No. CMS23-012 be received; and
2. That the condition on the approval of a total of \$155,000 in capital budget authority for Capital Project No. 72478 – Sports Dome Air Conditioning be lifted, and the project proceed; and
3. That \$40,000 in previously approved budget authority and its associated funding be transferred from Project No. 72460 – Aurora Sports Dome Retrofit to Project No. 72478 – Sports Dome Air Conditioning.

### Executive Summary

This report seeks Council approval to proceed with Capital Project No. 72478- Sports Dome Air Conditioning. Council requested additional information to clarify the increased budget request.

- Pre-purchase – Letter of Opinion provided general recommendations.
- The initial estimate (project 72460) was developed with the best information available at the time.
- Equipment at the time of purchase was later determined to be not suitable for installation.
- Community use and Town programming would benefit from the addition of air conditioning in the summer months.



## Background

In anticipation of capital work needed for the Dome (prior to Town ownership), a placeholder was created in the 10yr capital plan to replace the Dome Turf. Even though the Dome was operated by a third party, the Town remained responsible for certain capital repairs. This project was set as a placeholder to take place in 2026.

The Town purchased and took possession of the Dome assets on March 31, 2021.

On April 20, 2021, staff brought forward report No. CMS21-016 outlining a few operational matters and recommended to bring forward the capital project to utilize the funds set aside in Capital Project No. 72460 – Aurora Sports Dome Retrofit. This project had various components including the replacement of artificial turf (\$500,000) and mechanical upgrades (\$100,000), for a total capital budget authority of \$600,000.

As part of this approval, required capital work was identified:

- Replacement of Artificial Turf
- Club House HVAC Exhaust Fans
- Air Conditioning for Air Bubble
- Club House HVAC Roof Top Units
- Hot Water heater

To allow this work to proceed at the most opportune time in the dome's operation, staff requested that Council approve funding for this work in April 2021. This proposed project was funded through the issuance of long-term debt financing which will be repaid through future dome operating revenues.

All work identified in project #72460 has been completed or is in progress except for the Air Conditioning. The artificial turf and hot water tank have been replaced. The remaining HVAC work has been awarded to a contractor and waiting for delivery of the equipment; work is estimated to be completed in April. The only outstanding item within the original budget is the Air Conditioning.

A portion of the mechanical work included installation of used air conditioning equipment included with the acquisition of the sports dome. A report prepared prior to the purchase indicated the air conditioning equipment could be reinstalled, and some additional components would need to be purchased/ installed to provide the dome with air conditioning. However, upon further investigation, the manufacturer of the unit confirmed the existing coil was not suitable for reuse.

## Analysis

### **Pre-purchase – Letter of Opinion provided general recommendations.**

Prior to purchasing the Dome, Town staff arranged to have a preliminary review completed by an Engineer. The purpose of the review was to ascertain an understanding of the existing space's mechanical systems. Engineering also provided general comments on the equipment condition, capacities, life expectancy of equipment, expected replacement timelines and any code related issues which would have to be addressed.

Based on the review, the Town received a Letter of Opinion that provided some general recommendations. It should be noted that the letter contained a disclaimer as there was little information available at the time of the site review.

### **The initial estimate (project 72460) was developed with the best information available at the time**

Based on the above information available prior to purchase, Staff needed to develop the budget to the best of their ability. The budget for the HVAC and Turf replacement was based upon the best information available at the time including, verbal information provided by the previous owner, Letter of Opinion, and consultation with a consultant on the turf replacement.

### **Equipment at the time of purchase was later determined to be not suitable for installation**

The supply air unit was originally equipped with a cooling coil. The coil was removed at some point in its operation to reduce the pressure loss at the fan inlet. The coil was stored on site by the previous owner, and their intentions were to reinstall at some point to air condition the dome in the summer months. The facility has operated since new without air conditioning. Town staff felt air conditioning would allow for improved indoor conditions and increased summer programming. The dome is underutilized during the summer months, primarily due to the heat. During the day the heat builds up in the dome and by late afternoon and into the evening it is typically hotter inside the dome than it is outside.

A report prepared prior to the purchase indicated the coil could be reinstalled and the associated cooling equipment purchased/ installed to provide the dome with air conditioning. A portion of Project # 72460 (\$40K) was to reinstall the coil, however upon further investigation, the manufacturer of the unit confirmed the existing coil was not suitable for reuse as it was designed to be used in conjunction with a chilled water

system rather than a direct expansion (gas) system. A chilled water system cannot be used as the building Electrical service is insufficient. This budget estimate includes engineering services required to assist with design specifications, supply and installation of new coil, condenser, controls, and electrical provisions.

Upon learning that the existing coil was not compatible, staff utilized the services of second engineer to develop a detailed budget. The results of this were outlined in the 2023 request for additional funding (Attachment 1).

This budget estimate includes engineering services required to assist with design specifications, supply and installation of new coil, condenser, controls, and electrical provisions.

**Community use and Town programming would benefit from the addition of air conditioning in the summer months.**

Current community user groups and potential new permit holders have expressed a desire to permit the dome during summer months, especially for competitive programs, tournaments, and specialized training/clinics so that they do not risk cancellation due to inclement weather. However, these same groups identify the heat as a significant deterrent and most do not proceed with renting the dome. The Sports Field Development Strategy (2020), supported and again in the Draft (2023) Parks and Recreation Master Plan, recommends that the Town “investigate the potential to add air conditioning to maximize usage during the summer months”.

The dome is also utilized by Town recreation summer camp programs, and the provision of air conditioning would provide a more comfortable indoor environment for camp participants.

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**Advisory Committee Review**

None

**Legal Considerations**

None.



## Financial Implications

Based upon the above presented additional information, it is recommended that the condition on the approval of a total of \$155,000 in capital budget authority for Capital Project No. 72478 – Sports Dome Air Conditioning be lifted, and the project proceed.

As noted above, the approved budget authority for Project No. 72460 – Aurora Sports Dome Retrofit includes \$40,000 in support of the dome's air conditioning system. It is recommended that this previously approved budget authority and its associated funding be transferred to Project No. 72478.

Project No. 72478 will be fully funded from the Sport Dome's reserve. The Sport Dome reserve is solely funded from its annual net operating revenues. This reserve also received a one-time cash injection through a recent debenture issue. As this reserve does not rely upon the tax levy as a funding source, this project will not have an impact on the Town's taxpayers.

## Communications Considerations

The Town will inform the public of the information contained in this report by posting it to the Town's website.

## Climate Change Considerations

Adding air conditioning to the sports dome will increase utility cost and add the Town's greenhouse gas emissions

## Link to Strategic Plan

Proceeding with the Capital Project No. 72478 supports the Strategic Plan's goal of:

***Supporting an exceptional quality of life, for all*** in its accomplishments in satisfying requirements in the following key objectives within these goal statements:

- ***Encourage an active and healthy lifestyle.***

## Alternative(s) to the Recommendation

1. Council may choose not to approve Capital Project No. 72478
2. Council may provide further direction

## **Conclusions**

The purpose of the Capital Project – Sports Dome Air Conditioning installation is to support community user groups and potential new permit holders desire to permit the dome during summer months, especially for competitive programs, tournaments, and specialized training/clinics so that they do not risk cancellation due to inclement weather. The sports dome is also utilized by Town recreation summer camp programs, and the provision of air conditioning would provide a more comfortable indoor environment for camp participants. Installation of air conditioning will temper the air to maximize usage during the summer months.

## **Attachments**

Capital Project No. 72478 - Sports Dome - Air Conditioning

## **Previous Reports**

CMS21-016 - Aurora Sports Dome Financing, Permit Fees, Reserve Account, and Capital Works, April 20, 2021

## **Pre-submission Review**

Agenda Management Team review on March 30, 2023

## **Approvals**

Approved by Robin McDougall, Director, Community Services

Approved by Doug Nadorozny, Chief Administrative Officer

## Capital Projects

<b>Project</b>	72478 Sports Dome - Air Conditioning		
<b>Department</b>	Community Services		
<b>Version</b>	Draft 2	<b>Year</b>	2023

Financial Information								
	Budget		10-Year Plan					
	Previously Approved Budget	Capital Budget Authority	Budget Change	Actuals to Dec 31/2021	2022 Forecast	2023	2024	2025-2032
<b>Expenditures</b>								
<b>Estimated Expenditures</b>								
CONTRACTS		155,000	155,000			155,000		
		155,000	155,000			155,000		
<b>Expenditures Total</b>		<b>155,000</b>	<b>155,000</b>			<b>155,000</b>		
<b>Funding</b>								
<b>Infrastructure Sustainability Reserves</b>								
BLDG, FURN & FIX R&R RESERVE						155,000		
						155,000		
<b>Funding Total</b>						<b>155,000</b>		

**TARGET START DATE AND END DATE: Use format Q4 2017 - Q1 2018**

Q2 2023 - Q4 2023

**Provide a brief overview of the project and include the key goals, objectives and performance measures.**

Installation of an Air Conditioning system in the Sports Dome.

**Provide the reasons the project should be approved and what will be the impact of the project to service levels.**

The dome has one main supply air unit that is the primary source of air to pressurize the dome, this keeps the dome inflated. The unit also provides heat in the dome in the winter months. The office and change rooms are heated and air conditioned via small rooftop units. The actual sports dome is not air conditioned.

The supply air unit was originally equipped with a cooling coil. The coil was removed at some point in its operation to reduce the pressure loss at the fan inlet. A report prepared prior to the purchase indicated the coil could be reinstalled and the associated cooling equipment purchased/ installed to provide the dome with air conditioning. A portion of Project # 72460 (\$40K) was to reinstall the coil, however upon further investigation, the manufacturer of the unit confirmed the existing coil was not suitable for reuse as it was designed to be used in conjunction with a chilled water system rather than a direct expansion (gas) system. A chilled water system cannot be used as the building Electrical service is insufficient. This budget estimate includes engineering services required to assist with design specifications, supply and installation of new coil, condenser, controls, and electrical provisions

**Explain the benefits of the project which could include Citizen/Client, compliance, financial, internal, learning & growth or utility benefits.**

The air temperature in the dome during the hot summer months would be tempered to reduce the heat and humidity inside the dome. It should be noted that due the size of the dome, the amount of air, no insulation and environmental factors the system will help to reduce the overall temperatures but does have limitations.



Capital Projects

Project	72478 Sports Dome - Air Conditioning		
Department	Community Services		
Version	Draft 2	Year	2023

<b>Please provide an explanation of what the outcomes would be if the project was not approved.</b>
Temperatures inside of the dome could make the space unusable during extreme weather. This would result in a loss of revenue and impact to programs



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Town of Aurora

## General Committee Report

No. CS23-027

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**Subject:** Aurora Appeal Tribunal and Property Standards Committee  
Remuneration

**Prepared by:** Jaclyn Grossi, Deputy Town Clerk

**Department:** Corporate Services

**Date:** April 18, 2023

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### Recommendation

1. That Report No. CS23-027 be received; and
2. That the Aurora Appeal Tribunal and Property Standards Committee Members be provided remuneration in the amount of \$80 per meeting; and
3. That the attached Terms of References for the Aurora Appeal Tribunal and Property Standards Committee be approved.

### Executive Summary

This report seeks the adoption of modified Terms of References for the Aurora Appeal Tribunal and Property Standards Committee to include remuneration for the 2022-2026 term;

- Most York Region municipalities who have a body that hears appeals for Town's by-laws provide remuneration to the Members
- Staff recommend that the Town's Appeal and Property Standards bodies receive remuneration for the 2022-2026 term

### Background

At their meeting on January 31, 2023, Council approved the separation of the Committee of Adjustment (COA) from the Aurora Appeal Tribunal (AAT) and Property Standards Committee (PSC) to create a balanced meeting cycle and align mandates with staff supporting roles.

April 18, 2023

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Report No. CS23-027

In the 2018-2022 term, the Committee of Adjustment Chair was compensated at a rate of \$125.00 per meeting and members were compensated at a rate of \$120.00 per meeting. Members were not provided any remuneration for meetings of the Aurora Appeal Tribunal and Property Standards Committee.

## Analysis

### Most York Region municipalities who have a body that hears appeals for Town's by-laws provide remuneration to the Members

As the Committee of Adjustment, Aurora Appeal Tribunal and Property Standards Committee are all adjudicative boards, it is a municipal best practice to provide remuneration to the members of each of these bodies for their time spent in meetings. The table below provides an overview of the amounts provided by each York Region municipality to their members, as of February 2023:

Municipality	COA	AAT (or equivalent)	PSC (or equivalent)
Town of Aurora (currently)	<ul style="list-style-type: none"> <li>• Chair - \$125/mtg</li> <li>• Member - \$120/mtg</li> </ul>	<ul style="list-style-type: none"> <li>• \$0</li> </ul>	<ul style="list-style-type: none"> <li>• \$0</li> </ul>
Town of Aurora (proposed)	<ul style="list-style-type: none"> <li>• Chair - \$125/mtg</li> <li>• Member - \$120/mtg</li> </ul>	<ul style="list-style-type: none"> <li>• \$80/mtg</li> </ul>	<ul style="list-style-type: none"> <li>• \$80/mtg</li> </ul>
Town of Georgina	<ul style="list-style-type: none"> <li>• \$81/mtg, not to exceed 24 paid meetings per year plus mileage (at the corporate rate) for site visits</li> </ul>	<ul style="list-style-type: none"> <li>• \$40/mtg</li> </ul>	<ul style="list-style-type: none"> <li>• \$40/mtg</li> </ul>
Town of East Gwillimbury	<ul style="list-style-type: none"> <li>• \$80/mtg</li> </ul>	<ul style="list-style-type: none"> <li>• \$80/mtg</li> </ul>	<ul style="list-style-type: none"> <li>• Combined with Appeals Committee</li> </ul>
Town of Newmarket	<ul style="list-style-type: none"> <li>• Chair - \$110/mtg</li> <li>• Member - \$100/mtg</li> </ul>	<ul style="list-style-type: none"> <li>• \$80/mtg</li> </ul>	<ul style="list-style-type: none"> <li>• \$80/mtg</li> </ul>
King Township	<ul style="list-style-type: none"> <li>• \$80/mtg, and mileage at 0.58 cents/per KM</li> </ul>	<ul style="list-style-type: none"> <li>• \$0</li> </ul>	<ul style="list-style-type: none"> <li>• Combined with COA</li> </ul>
Town of Whitchurch-Stouffville	<ul style="list-style-type: none"> <li>• \$80/mtg</li> </ul>	<ul style="list-style-type: none"> <li>• \$80/mtg</li> </ul>	<ul style="list-style-type: none"> <li>• Combined with Appeals Committee</li> </ul>
City of Richmond Hill	<ul style="list-style-type: none"> <li>• Chair - \$175/mtg</li> <li>• Member - \$150/mtg</li> </ul>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>	<ul style="list-style-type: none"> <li>• \$50/mtg</li> </ul>



April 18, 2023

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Report No. CS23-027

Municipality	COA	AAT (or equivalent)	PSC (or equivalent)
City of Markham	<ul style="list-style-type: none"> <li>• Chair - \$3,000 for per annum</li> <li>• Member - \$2,500 per annum</li> <li>• An additional \$100 to each member and the Chair, for every meeting attended</li> </ul>	• N/A	• \$0
City of Vaughan	<ul style="list-style-type: none"> <li>• Chair - \$234/mtg</li> <li>• Member - \$200/mtg</li> </ul>	• N/A	<ul style="list-style-type: none"> <li>• Chair - \$60/mtg</li> <li>• Member - \$50/mtg</li> </ul>
Average (of those who provide remuneration)		\$70/mtg	\$66/mtg

**Staff recommend that the Town's Appeal and Property Standards bodies receive remuneration for the 2022-2026 term**

Based on the information collected, staff are recommending that the Town of Aurora provide compensation to all members of the Aurora Appeal Tribunal and Property Standards Committees in the amount of \$80 per meeting. This remuneration amount is consistent with comparable York Region municipalities and offers a comparative experience to residents participating in quasi judicial and adjudicative bodies across the region.

### **Advisory Committee Review**

None.

### **Legal Considerations**

None.

## **Financial Implications**

Based on the last five years, the Aurora Appeal Tribunal meets on an average of twice per year and the Property Standards Committee meets on an average of once per year. Due to the low meeting frequency historically, this is not expected to be a substantial cost for the Town but due to meetings being scheduled on an as needed basis when an appeal is filed, meeting frequency could fluctuate with an increased number of appeals received by the Town Clerk. The total estimated average compensation costs for AAT and PSC members is \$4,000 per annum to be funded from the Legislative Services' division operating budget.

## **Communications Considerations**

Legislative Services staff will ensure that an updated Terms of Reference is distributed to the Members and posted publicly on the Town's website at [aurora.ca/committees](http://aurora.ca/committees).

## **Climate Change Considerations**

The recommendations from this report do not impact greenhouse gas emissions or impact climate change adaptation.

## **Link to Strategic Plan**

The proposed remuneration supports progressive corporate excellence and continuous improvement by implementing policies and processes that reflect sound and accountable governance.

## **Alternative(s) to the Recommendation**

1. Council not approve remuneration for the Aurora Appeal Tribunal and Property Standards Committee members.
2. Council approve an alternate remuneration amount for the Aurora Appeal Tribunal and Property Standards Committee members
3. Council provide direction.

## **Conclusions**

Staff believe that the recommendations in this report help achieve good governance in Aurora by creating a consistent remuneration across York Region, and encouraging citizen participation in Council's appointed Committees and Boards.

## **Attachments**

Attachment 1 – Proposed Revised 2022-2026 Aurora Appeal Tribunal Terms of Reference

Attachment 2 – Proposed Revised 2022-2026 Property Standards Committee Terms of Reference

## **Previous Reports**

CS23-001 - Committee Structure Review and Updated Policy for Ad Hoc/Advisory Committees and Local Boards (January 17, 2023)

## **Pre-submission Review**

Agenda Management Team review on March 30, 2023

## **Approvals**

Approved by Techa van Leeuwen, Director, Corporate Services

Approved by Doug Nadorozny, Chief Administrative Officer





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Town of Aurora  
**Aurora Appeal Tribunal**  
Terms of Reference

## **Purpose**

The Aurora Appeal Tribunal is appointed by Council to conduct quasi-judicial hearings in respect to appeals pertaining to the Town's Licensing By-law, Short-Term Rental By-law and Animal Control By-law.

## **Membership**

The Tribunal shall be comprised of five (5) members of the public who are also Members of the Property Standards Committee.

Members will be appointed for a two-year term.

Members will remain in office until a new Committee has been appointed by Council.

## **Term**

These Terms of Reference shall be for the 2022-2026 Term of Council and apply until new Terms of Reference are approved by Council.

## **Remuneration**

Members - \$80.00 per meeting

## **Duties and Functions**

To conduct hearings and perform the duties assigned to the Aurora Appeal Tribunal under the Aurora Appeal Tribunal By-law, as amended, being a By-law to create the Aurora Appeal Tribunal and establish its Rules of Procedure.

## **Reporting**

None.

## **Meeting Time and Location**

The Tribunal will meet on an as-required basis, as appeals are received, in accordance with the Aurora Appeal Tribunal By-law, as amended.

## **Staff Support**

Legislative Services staff provides administrative support services to the Committee.



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Town of Aurora  
**Property Standards Committee**  
Terms of Reference

## **Purpose**

The Property Standards Committee is appointed by Council to sit and hear appeals of any Orders issued by staff under the Town's Property Standards By-law relating to the conditions of properties in Town.

## **Membership**

The Property Standards Committee shall be comprised of five (5) members of the public who are also Members of the Aurora Appeal Tribunal.

Members will be appointed for a two-year term.

Members will remain in office until a new Committee has been appointed by Council.

## **Term**

These Terms of Reference shall be for the 2022-2026 Term of Council and apply until new Terms of Reference are approved by Council.

## **Remuneration**

Members - \$80.00 per meeting

## **Duties and Functions**

To review and make recommendations relating to any appeals that may be filed in relationship to the Property Standards By-law, as amended, and associated orders.

## **Reporting**

None.

## **Meeting Time and Location**

The Committee will meet on an as-required basis, as appeals are received, in accordance with the Property Standards By-law as amended.

## **Staff Support**

Legislative Services staff provides administrative support services to the Committee.



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Town of Aurora

## Notice of Motion

Mayor's Office

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**Re:** Extend specific committees through Council term

**To:** Members of Council

**From:** Councillor Rachel Gilliland

**Date:** April 18, 2023

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Whereas the Town of Aurora designated a special Heritage Conservation District, that the town and community take great pride in preserving; and

Whereas municipalities may establish a Heritage Advisory Committee and are required to establish an Accessibility Advisory Committee; and

Whereas each new term of Council, new committees are established, however, this has historically caused long gapping between meetings due to the Council change over resulting in applications without this review; and

Whereas other municipalities have chosen to continue some committee meetings until a new committee is appointed to avoid this gapping;

1. Now Therefore Be it Hereby Resolved That staff take the necessary steps to ensure that the Heritage Advisory Committee and Accessibility Advisory Committee continue on past the end of the Council term until a new committee is appointed.