



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

Date: Monday, September 11, 2023
Time: 7 p.m.
Location: Holland Room, 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).

	Pages
1. Call to Order	
Note: Added items are marked with an asterisk (*).	
2. Land Acknowledgement	
3. Approval of the Agenda	
4. Declarations of Pecuniary Interest and General Nature Thereof	
5. Receipt of the Minutes	
5.1 Heritage Advisory Committee Meeting Minutes of July 31, 2023	1
1. That the Heritage Advisory Committee meeting minutes of July 31, 2023, be received for information.	
6. Delegations	
*6.1 Christopher Watts, Resident; Re: Irregularities with 2006 Town of Aurora Street Naming Policy	5
7. Matters for Consideration	
7.1 Memorandum from Senior Planner; Re: Heritage Permit Application File: HPA-2023-06, 56 Spruce Street	37
(Presentation to be provided by applicant)	
1. That the memorandum regarding Heritage Permit Application File: HPA-2023-06, 56 Spruce Street be received; and	

2. That the Heritage Advisory Committee comments regarding Heritage Permit Application File: HPA-2023-06, 56 Spruce Street be received and referred to staff for consideration and further action as appropriate.

8. Informational Items

9. New Business

10. Adjournment



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

Date: Monday, July 31, 2023
Time: 7 p.m.
Location: Holland Room, Aurora Town Hall

Committee Members: Councillor John Gallo (Chair)
David Heard
Kevin Hughes*
John Green
Jeff Lanthier* (Vice Chair)
Bob McRoberts

Members Absent: Cynthia Bettio

Other Attendees: Mayor Tom Mrakas*
Councillor Ron Weese*
Adam Robb, Senior Planner, Development/Heritage
Linda Bottos, Council/Committee Coordinator

*Attended electronically

1. Call to Order

The Chair called the meeting to order at 7:02 p.m.

2. Land Acknowledgement

The Committee acknowledged that the meeting took place on Anishinaabe lands, the traditional and treaty territory of the Chippewas of Georgina Island, recognizing the many other Nations whose presence here continues to this day, the special relationship the Chippewas have with the lands and waters of this territory, and that Aurora has shared responsibility for the stewardship of these lands and waters. It was noted that Aurora is part of the treaty lands of the

Heritage Advisory Committee Meeting Minutes
Monday, July 31, 2023

2

Mississaugas and Chippewas, recognized through Treaty #13 and the Williams Treaties of 1923.

3. Approval of the Agenda

Moved by John Green

Seconded by Bob McRoberts

That the agenda as circulated by Legislative Services be approved.

Carried

4. Declarations of Pecuniary Interest and General Nature Thereof

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act, R.S.O. 1990, c. M.50*.

5. Receipt of the Minutes

5.1 Heritage Advisory Committee Meeting Minutes of May 1, 2023

Moved by Kevin Hughes

Seconded by Jeff Lanthier

1. That the Heritage Advisory Committee meeting minutes of May 1, 2023, be received for information.

Carried

6. Delegations

None.

7. Matters for Consideration

7.1 Memorandum from Senior Planner; Re: Development Application Review – 16, 20 and 22 Allaura Boulevard

Staff provided a brief overview of the memorandum and application. The Committee and staff discussed various aspects of the proposed development including: seeking input from other stakeholders in the Aurora War Memorial Peace Park; the appropriateness of a flat roof;

parking and traffic study requirements; and whether the architecture is sympathetic to the surrounding properties. The Committee agreed there should be no access between the proposed development and the Peace Park, and that a fence or wall could be added if necessary. It was agreed that the application would be brought back for further Committee review and input once the heritage impact assessment is completed.

Moved by Bob McRoberts

Seconded by John Green

1. That the memorandum regarding Development Application Review - 16, 20 and 22 Allaura Boulevard be received; and
2. That the Heritage Advisory Committee comments regarding Development Application Review - 16, 20 and 22 Allaura Boulevard be received and referred to staff for consideration and further action as appropriate.

Carried

7.2 Memorandum from Senior Planner; Re: Status of 287 Properties Recommended to Remain Listed on the Town's Heritage Register

Staff provided a brief overview of the memorandum and listed properties noting that only some of the properties warrant heritage designation. The Committee provided ownership history on the recommended property at 21 Wellington Street East. The Committee also provided history on the property at 71 Connaught Avenue and requested that it be considered for heritage designation. Staff reviewed the next steps and timeline, noting that any of the other properties may still be considered for designation in future should it be realized that they meet the required criteria.

Moved by David Heard

Seconded by John Green

1. That the memorandum regarding Status of 287 Properties Recommended to Remain Listed on the Town's Heritage Register be received; and

2. That the Heritage Advisory Committee comments regarding Status of 287 Properties Recommended to Remain Listed on the Town's Heritage Register be received and referred to staff for consideration and further action as appropriate.

Carried

8. Informational Items

None.

9. New Business

Staff advised that a building permit application for a small, rear addition at 72 Catherine Avenue—considered to be minor in nature and qualified for delegated authority approval by staff—would be circulated to the Committee for feedback. The Committee provided background on the property and proposed addition.

The Committee suggested they should be kept updated on the progress and any information meetings respecting the GO rail expansion project, specifically regarding the potential for traffic to be rerouted onto Centre Street through the Northeast Old Aurora Heritage Conservation District during the future underpass construction. Councillor Weese provided an update on a recent ward meeting with Metrolinx and agreed to share further information with the Committee.

The Committee inquired about the status of the property—formerly a Town works yard—west of Hillary House, provided background on the strong roller-skating history in Aurora, and suggested that the site could accommodate a new roller-skating facility. It was also noted that the Aurora Historical Society previously proposed to use the site as a parking lot for Hillary House. Staff agreed to follow up and advise on the property status.

10. Adjournment

Moved by John Green

Seconded by David Heard

That the meeting be adjourned at 7:54 p.m.

Carried

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) *

Heritage Advisory Committee

Council or Committee Meeting Date * ?

2023-9-11



Subject *

irregularities with the 2006 Town of Aurora Street Naming Policy

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

Christopher Watts

Brief Summary of Issue or Purpose of Delegation *

After reviewing the 126 names of fallen members on the Aurora Cenotaph(s) including the Alter of Sacrifice it has been confirmed with staff in planning that at time of this writing only 18 streets in Aurora have been named after these members to date.

There are an additional 8 names in the Bank of Approved street names bringing a total of 26 out of 126 names.

Multiple names of fallen members have rejected by the region on other grounds and this needs to be reviewed to ensure fallen members are not being refused where opportunities arise for them to be remembered.

After cross referencing these names with the streets named to date it has also been noticed that only 7 of the currently named 18 streets have been embellished with a poppy as is the adopted policy from 2001 stated in Section 3.0, point #2.

An effort needs to be made to ensure that this oversight is corrected.

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

Date you spoke with Town staff or a Council member

Adam Robb

2023-8-21



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

☒ Agree

LEST WE FORGET

LEAVE NO MAN BEHIND

AN OVERDUE REVIEW OF
THE TOWN OF AURORA'S STREETS OF HONOR

DELEGATION TO HAC, SEPTEMBER 11, 2023

CHRISTOPHER WATTS

**The Town of Aurora's
street naming policy was
approved in 2001
and last updated in 2006.**

There appears to be a **multitude of irregularities in the application of the policy** over the past 22 years which have been compiled here for your review.





I can locate only **28 streets**
in Aurora named after the
71 fallen on the Cenotaph.

* BABER, HAROLD R.
* BRODIE, ALEX H.
CLIFT, RUSSELL
* COLLINGWOOD, ANGUS
COUSINS, ALBERT
* DAVIS, A. ERNEST
* HARPER, ROY
HAWTIN, LEWIS A.
* HILL, JOHN E. ? or HILL, A. LORNE ?
* HILLARY, R. STUART
* HOLLINGSHEAD, R.
* HONEY, LEWIS E.
* HOLLIDGE, ROBT. C.
* KIDD, THOS. A.
* LUXTON, FRED
* MCMASTER, THOS.
* MONKMAN, J. WALTER
* PENROSE, HARRY H.
* POINTON, PERCY
* PETERMANN, WILFRED F.
* PARKER, RUSSELL
* STECKLEY, HAROLD B. ? or STECKLEY, ROY C. ?
* STILES, W. STEWART
* STONE, HARRY
* STOCKS, ROY
* WALLWARK, J. HERBERT
* WILLIS, GARNET
* WOODROOF, CHAS.

39%

ALEXANDER, G.
ALLEN, HENRY H.
ALLEN, JAMES
AMOS, JAMES A.
BROWN, SHERMAN
BROWN, HAROLD
BROWN, HERMAN C.
BROWN, STANLEY G.
CAMPBELL, KENNETH L. T.
CHAMBERLAIN, WM.
CRAIGIE, LEWIS?
CRAIGIE, WM. ?
CROSSKILL, THOS.
DOUGLASS, ED
DOYLE, MAX
DOYLE, WILFRED
ELWOOD, LLOYD
EXLEY, W. KENNETH
FERGUSON, JOHN
FERGUSON, LEONARD
FORESTER, STAFFORD
GRAY, GILBERT A.
HARRIS, WALTER
HARMAN, R. CHAS.
HARMAN, WM. J.
HARTMAN, R. ROSS
HIGGS, HEBER
HOWARD, THOS. GEO.

JONES, C. W.
LITTLE, TELFORD
MARSHALL, AUBREY M.
MERCHANT, WALLACE
MULLOY, E. HAROLD
PROCTOR, JAMES ALBERT
ROSE, ERNEST
ROUTLEDGE, JNO. R.
STEWART, HARRY
WILKINSON, FRED H. B.
WM. WALKER, M. C.
WATSON, TOWNLEY

I can locate only **23 streets**
in Aurora named after the
55 fallen on the
Alter of Sacrifice.



- * BENVILLE, LAWRENCE J.
- * BOWLER, WILLIAM
- * CHADBURN, LLOYD V.
- * DALTON, A. B. CLIFFORD
- * DAVIDSON, JOHN A.
- * DOVE, WALTER
- * DUGGAN, THOMAS A.
- * FIFE, FRED
- * FOLLIOTT, ERIC
- * GLEAVE, DONALD R.
- * HEANEY, WESLEY
- * HOWARD, BURTON
- * JOHNSON, FRANK
- * JONES, HENRY C.
- * MCBRIDE, WARREN
- * MUGFORD, WILLIAM
- * PRIMEAU, JOSEPH P.
- * SNEDDEN, ANDREW
- * SNIVELY, DOUGLAS S.
- * STILES, BRUCE
- * WILLIAMSON, H. WARD
- * WINN, ELMER S.
- * WYATT, ALAN A.

42%

ASH, J. RANKIN
BENJAMIN, ROY E.
BRADBURY, JOHN
BROWN, WILLIAM D.
BURGON, PERCY
CHADWICK, ALBERT
COX, G. D.
CROSSLEY, WILLIAM
CUTLER, ERIC E.
DAVIS, GEORGE
DAWSON, ANGUS
DAWSON, CHARLES
EDWARDS, MASON A.
GITTINS, ROBERT B.
HAYES, DENNIS
HEATH, WILLIAM
KING, PERRY
KING, WILLIAM D.
MCKENZIE, DOUGLAS
MORNING, ORLIE
ROBSON, MELVIN P. F.
RUTHERFORD, ROSS S.
STEPHENSON, WESLEY, MM
STYLES, FREDERICK L.
THOMPSON, DONALD H.
WALKER, GORDON V.



dated January 31, 2020

BANK OF APPROVED STREET NAMES

Name Reserved by Region	Historical Reference
BLAY	Past Councilor - 1933
BLICK	Past Councilor of the Year - 1970
BUNN	Early Landowner West of Yonge St. Con 1 Lot 65
CHAS. SMITH	Early Councilor - 1933-37
CONSTABLE	Past Councilor - 1933-37
DE HOEN	War Memorial Cenotaph (WWI 1914-19)
DOUGLAS SNIVELY	Past Councilor
FATHERS	Past Landowner from 1800's (Conc 2 Lot 17)
FISH	Early Landowner Cenotaph (WWII 1939-45)
FLO MURRAY	War Memorial from 1800's (Conc 1 Lot 75)
FLUMERFELT	War Memorial Cenotaph (WWI 1914-19)
GRIFITH	Past Councilor
GUNTON	Early Landowner from 1800's (Conc 1 Lot 75)
HARRY KAY	War Memorial Cenotaph (WWI 1914-19)
HINDER	Early Councilor - 1933-37
HULSE	Past Councilor - 1891-92
KROCHTER	Volunteer and Advocate of Aurora's Senior Population
LARGE	Past Councilor - 1891-92
LOBLAW	Past Councilor of the 1880's (48 Mosley St.)
MOBBES	Early Landowner - 1844
NORM STEWART +	Past Councilor - 1891-92
POUGH	Volunteer and Advocate of Aurora's Senior Population
PAGAN	Past Councilor - 1891-92
W/O	Past Councilor of the 1880's (48 Mosley St.)
WINFO	Past Councilor - 1891-92
W/ER	Past Councilor - 1891-92

Justy selected, and have since been returned to the name

The current version of the
Town of Aurora's Bank of
approved street names was
updated January 31, 2020.

SMITH, CHAS. W.
KAY, HARRY L.
PAGAN, WILLIAM D.
RUMBLE, ROBERT
TRANMER, WILLIAM T.
TURP, ROBERT J.
WADE, REGINALD

Only **7** of these 37 names
are of the fallen from the
town's Cenotaph(s)



When these **7** names are combined to the existing **51 streets** it brings the total to **58** out of **126** names.

A greater effort needs to be made to ensure that equitable consideration is given to the ***68 forgotten heroes***.

46%



The following are 4
of the 68 heroes
the Region has rejected for
inclusion in the Town of
Aurora's bank of approved
street names.





W.O.II William David King

William David King was the Son of William Charles and Esther Price King, 30 Yonge St. North Aurora. Brother to Perry King.

King attended **Aurora High School** between 1934 and 1936 and **St. Andrews College** between 1936 and 1937. He enjoyed swimming, badminton, basketball, hockey, rugby, baseball and tennis.



EX-COMMANDO KILLED LEARNING TO BE PILOT

A commando army officer who served overseas and was selected for training as a fighter pilot with army co-operation air squadrons. Lieut. William David King, R.C.A.F., 25, of Riverside Trail, was instantly killed in a plane crash at Penetanguishene Sunday.

His Harvard trainer, out of Camp Borden, flying in a formation of



LIEUT. W. D. KING



King was **24 years of age** when the Harvard IIB he was piloting crashed during training exercises in Penetanguishene December 12th, 1943.

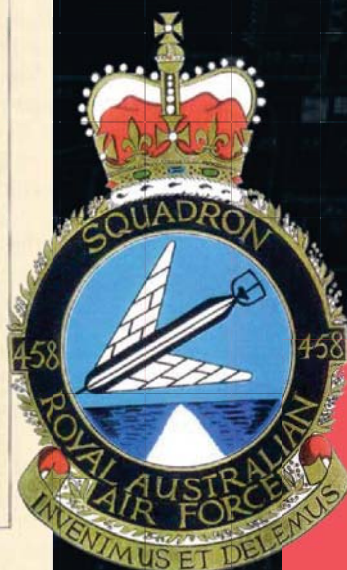
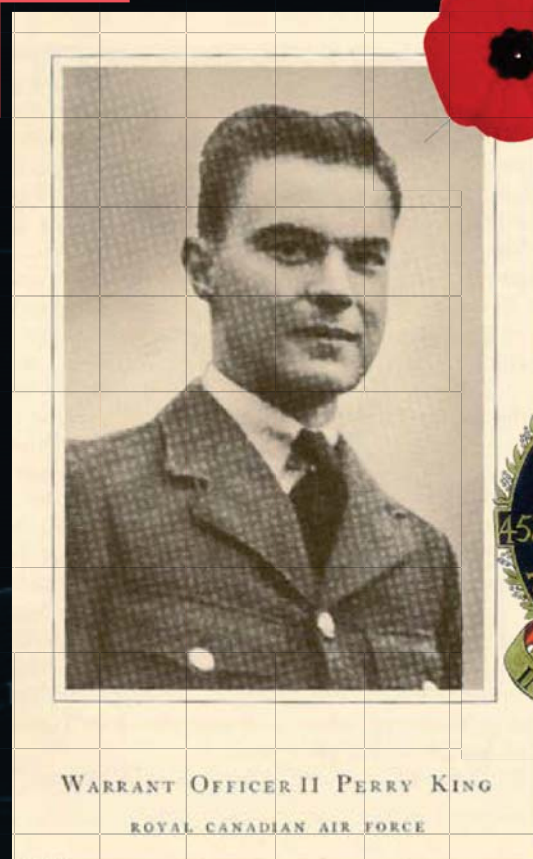
William David King is buried at Aurora Cemetery, Lot S. 109. Sec A

Pilot Officer Perry King

Perry King was the Son of William Charles and Esther Price King, 30 Yonge St. North Aurora. Brother to William David King.

King attended **Aurora Public School** between 1928 and 1935.
Aurora High School between 1935 and 1938 and
St. Andrews College between 1938 and 1939.

Perry King enjoyed hockey, rugby, baseball and tennis.



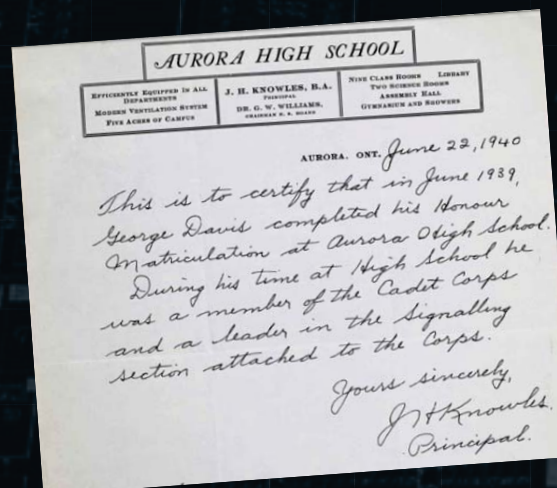
King served as a Pilot Officer in 458 Squadron of the RAAF and was killed in action on his **21st birthday** February 25th, 1943 as the second pilot of Vickers Wellington LB134 that was shot down in action in Italy.

Perry King has **no known grave**.



Sergeant George Alvin Davis

Davis attended **Aurora High School** between 1934 and 1939. He enjoyed hockey, softball, baseball, golf, swimming, tennis and football.



Attached to the 52 OTU Davis was **21 years old** when killed in action February 11th, 1942 while piloting his Spitfire P9546. Remnants of his plane were uncovered this August near Dymock, Gloucestershire.

Davis is buried at Chalford Tabernacle Graveyard, England.





Pilot Officer John Lewis Bradbury



Aurora Pilot's Bravery Saved Two Crewmen's Lives, Padre Writes Wife

Aurora, June 23—Mrs. John Bradbury, wife of Aurora, recently received a letter from a padre of the R.C.A.F. overseas telling her the first details of the death of her husband, Pilot Officer John Bradbury. He was killed when his plane, bearing four occupants, crashed a few miles off the coast of Scotland in April. Another occupant of the plane also was killed. The other two were rescued.

"I have just returned from visiting the station where your husband last served," the padre wrote. "The manner of his going was that of a hero. He refused to allow the other pilot to guide the plane and by his courage and self-sacrifice saved the rest of the crew. One of the members of the crew told me that 'Bradbury was a brave man. He flew the plane remarkably well and when I last saw him he was smiling.'"

Pilot Officer Bradbury was educated at Aurora high school and Queen's University. He joined the Toronto police force among the picked crew of cadets chosen by Chief D. C. Draper. He enlisted in 1940 and received his wings at

Born July 29, 1911 in Aurora. Bradbury attended **Aurora Public School** between 1917 and 1924 and **Aurora High School** between 1924 and 1929. Bradbury served as a Corporal in the **Queens York Rangers** between 1925 and 1930 and worked as a heel builder for **T. Sisman Shoe Company** between 1929 and 1934.



Bradbury was **30 years old** when he was killed in Action April 1st, 1942 while attached to 20 OTU in Lossiemouth. He was the **first casualty among Aurora boys** serving with the armed forces.

Bradbury has no known grave.

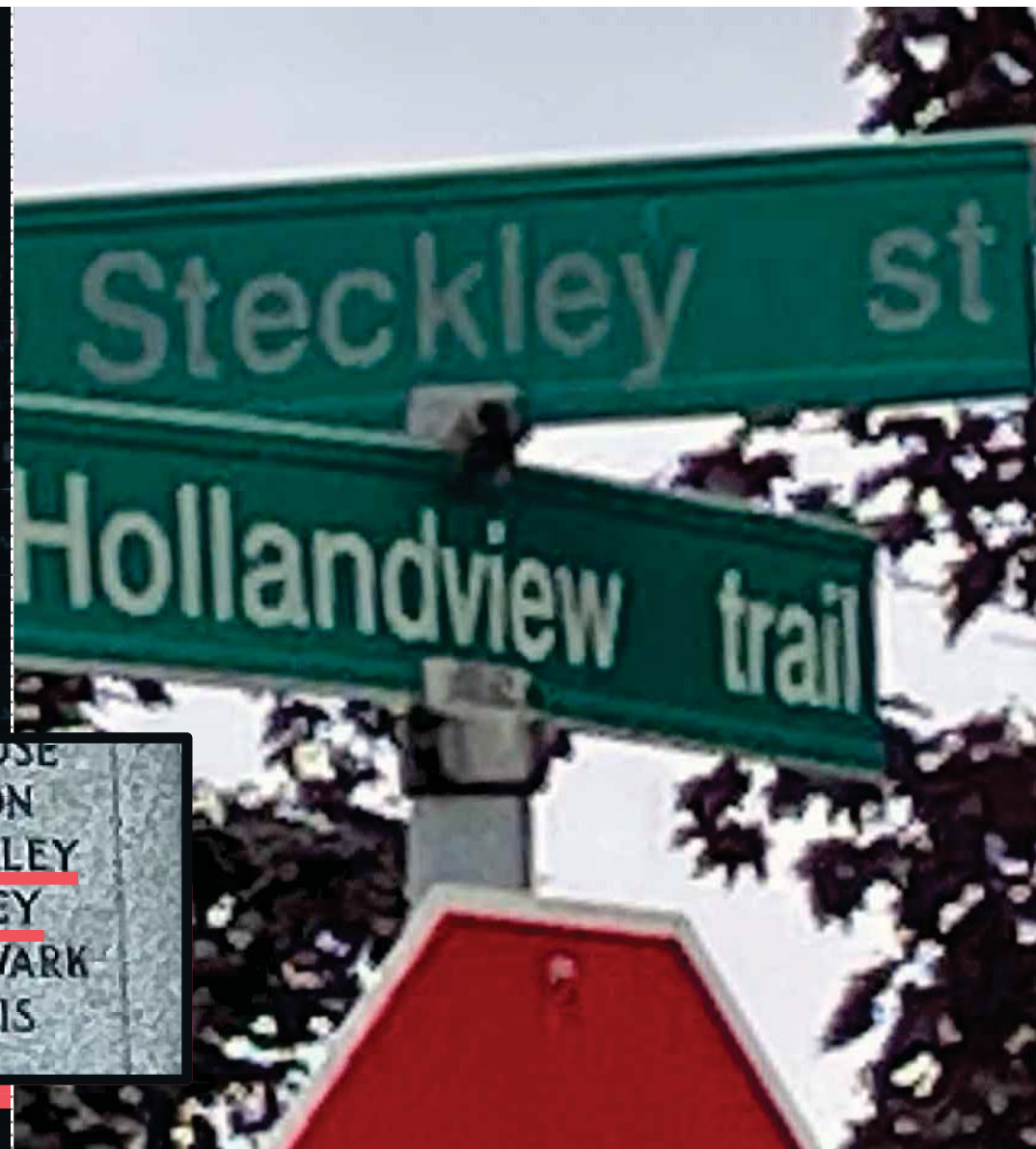
Two heroes, One street?

Is **Steckley street** named after
Harold Steckley or Roy Steckley?

Or was a decision made that these **two**
fallen members should *share one street*?



HARRY H. PENROSE
PERCY POINTON
HAROLD B. STECKLEY
ROY C. STECKLEY
J. HERBERT WALLWARK
GARNET WILLIS

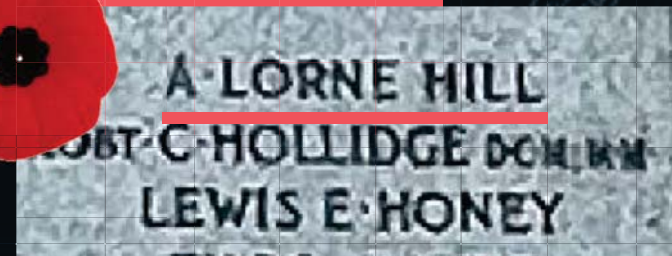
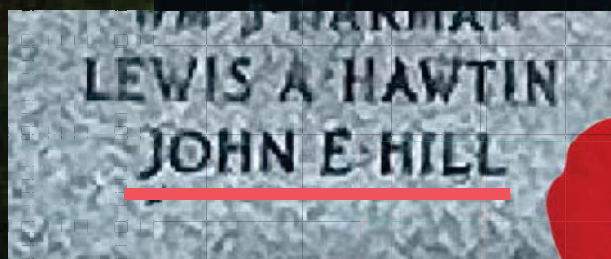




There can only be one?

Is **Hill Dr.** named after A Lorne Hill or John E. Hill?

Or was a decision made that these **two** fallen members should *share one street*?



We shall not sleep tho' poppies blow

In the policy document **that has been in place for 21 years**, there is a clearly written provision for **including a poppy** on the signs named after **those who are honoured on the Town cenotaph(s)**



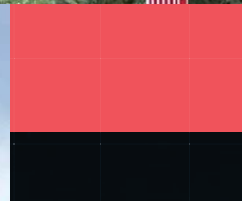
Street Naming Policy

Page 4

- Soldiers who are honoured on the Town Cenotaph. The street signs for streets named after those who are honoured on the Town cenotaphs shall be identified with a poppy emblem after their name.

Of the **51 streets** currently named after fallen members it appears **only 43** are marked with poppies. These names are marked with an asterisk on the previous slides.

This leaves the following streets without poppies:



Not all poppies are created equal



Some Aurora streets have had poppies on their signs for years. In the case of Lewis Honey Dr. the poppy has been in place since this Google streets capture of 2009.



Other streets, like **Chadburn Cres.** have only recently had their poppy affixed. The sign looks to have been replaced sometime between present day and the Google streetview snapshot of 2020. Between 2001 and 2020-ish **Chadburn Cres did not feature a poppy.**



CHADBURN, LLOYD V.
D.S.O. & BAR. CHEVALIER
LEGION OF HONOUR
CROIX DE GUERRE
D.F.C.



Oshawa also has a street named after **Lloyd Chadburn DSO & Bar, DFC.** How is it that **Oshawa** was able to follow their policy approved in 2006 yet here in **Aurora**, Chadburn's poppy was somehow **forgotten for decades?**



Not all signs of the same street receive poppies



Some Aurora streets are marked with multiple signs at different entrances. Example: McMaster ave. the poppy was featured on one sign but not another. This is not what is stated in the policy.

Good enough?



The policy states that signs will be identified with a poppy emblem after their name.

Yet **all except one sign** features the **poppy before the name**.

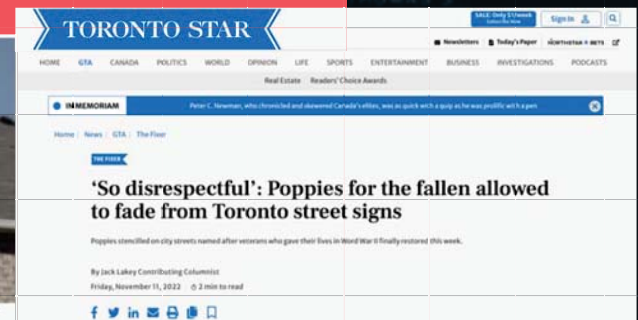
In the case of **Monkman ct**, it appears the smallest poppy possible was squeezed into the sign to possibly save from having it replaced.

Is it better to burn out or fade away?



The poppies on some signs have **faded severely** and are in need of replacement.

Other municipalities have adjusted their sign maintenance programs to address this



Veterans



Neither **Edwin Pearson** nor **OstICK** are names on the Cenotaph(s).

Both have been honoured with streets decorated with poppies even though the policy clearly states this is reserved for those honoured on the town's cenotaph(s).

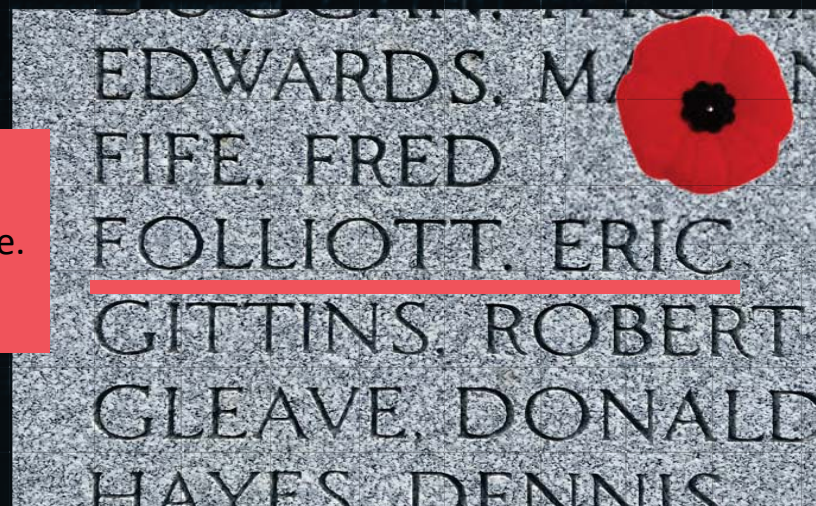
If veterans are to be included in this honour there needs to be a change to the policy.

Crossing t's and dotting i's



There is a ***"Folliot"*** street in Aurora marked with a poppy.
You will not find a ***"Folliot"*** on the Cenotaph(s).

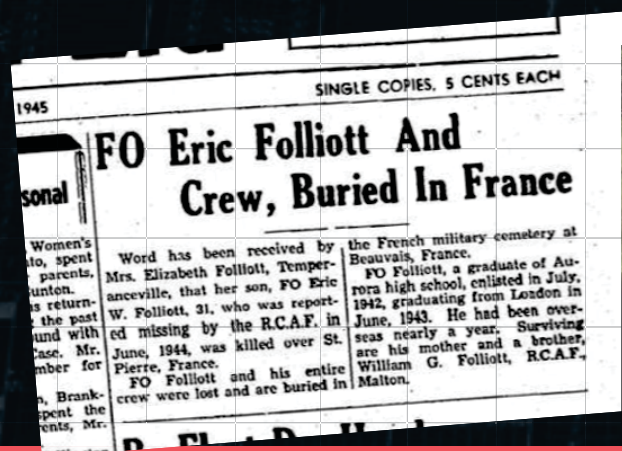
You will find a ***"Folliott"*** spelt with two t's on the Alter of Sacrifice.





Flying Officer Eric Walter Folllott

Eric Folllott attended **Aurora High School** between 1925 and 1930. He enjoyed baseball, golf and tennis.



Folllott was **31 years old** when killed in action on June 29th, 1944 while attached to **RCAF 424 Squadron**. Folllott's Halifax BIII LV961 crashed in France during night operations. Eric Folllott is buried at Marissel French National Cemetery Coll. Grave 267-271. He has a marker at the King Township Cemetery.

Is the Town of Aurora satisfied honoring this casualty of war with a misspelt street name?

Resolutions for consideration

Have staff **perform a formal audit** to **review the implementation of the policy to date.**

With respect to the poppy component of the policy determine and report **when decals were applied** to each sign.

Assign ownership of policy, in whole or in parts to appropriate departments and external partners **outlining overlap and coordination** between all involved.

Set interval for policy review and outline this in the updated policy.

As part of asset management best practises **establish a proper database** to track all changes with regards to particulars surrounding Aurora's streets of honor.

Compile and release this all findings a **public report**, subject to the town's **Accountability and Transparency** policies and **Open Data** best practices.

Resolutions for consideration

Re-apply all 68 missing names to the bank for regional approval.

Staff has identified that the Region of York refuses names that are too long.

How long is too long? Is there a hard character limit established?

Removing middle names and abbreviating where appropriate should allow for most names to qualify.

Example: **John Leslie Bradbury** (18 characters) could be **John Bradbury** (12 characters).

It has also been noted that the Region refuses names that could be mistaken for other names.

A workaround for this is to include the fallen member's first name to differentiate.

Example: if **"Bradbury"** is too similar to existing **"Banbury Court"** then add first name **"John Bradbury"**.

New street names that may be confused with existing streets be treated with one of the 13 different suffixes listed in the policy (Street, Avenue, Way, Road, Drive, Trail, Boulevard, Crescent, Court, Place, Square, Gate, Circle or Lane).

Example: **"Banbury Court"** vs **"John Bradbury Drive"**.

Resolutions for consideration

In instances of pairing of names (examples : Hill Dr. , Steckley Street. and Davis Rd.) explore solutions whereby *each unique casualty of way is honoured*.

Davis Rd is named after **Ernest Davis**. **What about George Alvin Davis?**

When revisiting the **68 neglected names** there are potential streets that will require this to be addressed:



King named after **Perry** or **William**?

Craigie named after **Lewis** or **Wm.**?

Dawson named after **Angus** or **Charles**?

Brown named after **Henry, James, Sherman, Harold** or **William**?

Harman named after **R chas** or **Wm.**?

Doyle named after **Max** or **Wilfred**?

Ferguson, named after **John** or **Leonard**?

Resolutions for consideration

Affix poppies to all signs that have been neglected, replacing signs where needed.

Examples: Heaney Crt., Clift Rd., Hawtin Lane., Johnson rd., Williamson terrace., and Duggan st.



Affix poppies to all signs of the same street that have been neglected, replacing signs where needed. **Example : McMaster Ave.**



Replace worn poppy decals and establish a maintenance schedule to accompany the policy to **prevent these decals from noticeably fading.**

Example : Fife Rd.



Replace the poppies that are non-uniform and appear to be smaller in scale or affixed to signs hastily to satisfy the policy.

Example: Monkman Ct.



Attempt to rectify as many of these errors before **November 11th, 2023.**
2 months from this delegation.

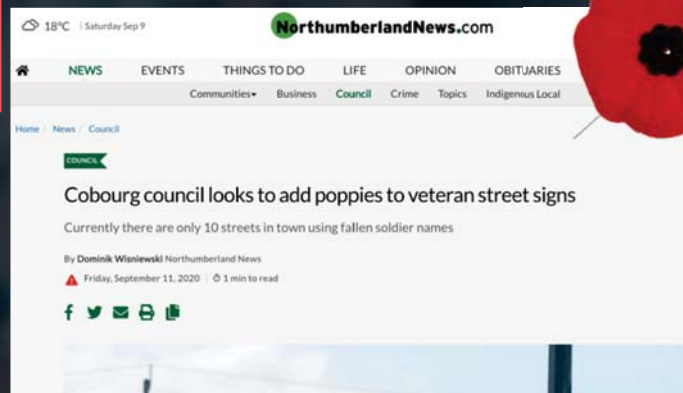


Resolutions for consideration

Update the current policy to **address the scope of the poppy application** and address the **missing inclusion of honouring veterans**.

Involve the Legion as is the best practice.

Precedent : Coburg, Sept 11, 2020



Resolutions for consideration

Fix the **self inflicted error** of misspelling “*Folliot*” street.

Change the name of the street to **honour Eric Folliott** as his name appears on the Alter of Sacrifice.
There are 25 addresses on this street.

Alternatively remove the poppy off the street sign and re-enter Folliott’s correct name into the street bank, along with the prefix of his first name to avoid confusion with the misspelt street.

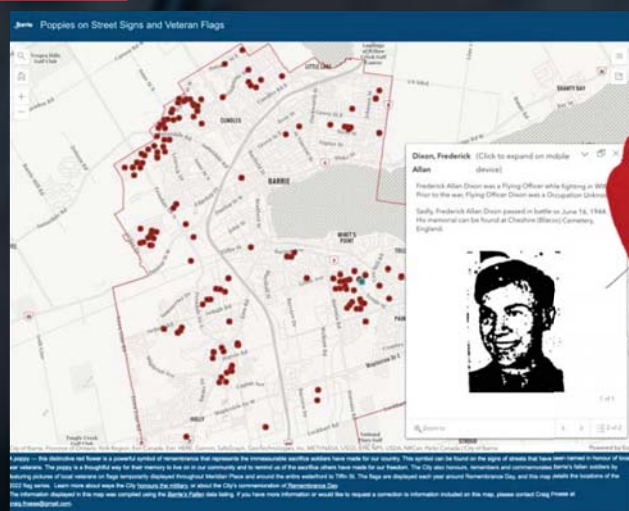


EDWARDS, MASON
FIFE, FRED
FOLLIOTT, ERIC
GITTINS, ROBERT
GLEAVE, DONALD
HAYES, DENNIS

Resolutions for consideration

Investigate the feasibility of leveraging the town's GIS solutions to **create an interactive online map** for exploration of Aurora's streets of honour as done in other municipalities.

Examples: Barrie and Cambridge



Thank You



Library Archives Canada



Commonwealth War Graves Commission

Veterans Affairs Canada –
Canadian Virtual War Memorial



Internet Archive



Canadian War Museum



YRDSB Museum & Archives

National Wall of Remembrance
Association



Dilip Sarkar, MBE FRHistS



Photo © Canada Company

Lest we forget





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

Town of Aurora

Memorandum

Planning and Development Services

Re: Heritage Permit Application File: HPA-2023-06
56 Spruce Street

To: Heritage Advisory Committee

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

Date: September 11, 2023

Recommendation

1. That the memorandum regarding Heritage Permit Application File: HPA-2023-06, 56 Spruce Street be received; and
2. That the Heritage Advisory Committee comments regarding Heritage Permit Application File: HPA-2023-06, 56 Spruce Street be received and referred to staff for consideration and further action as appropriate.

Summary

This memorandum provides the Heritage Advisory Committee with the necessary information to comment on Heritage Permit Application HPA-2023-06 regarding a proposed rear yard addition and alterations at 56 Spruce Street. The property is located within the Town's Northeast Old Aurora Heritage Conservation District and is designated under Part V of the *Ontario Heritage Act*.

Background

Property Description

The subject property is located on the west side of Spruce Street, between Maple Street to the north and Catherine Avenue to the south. The property contains a two-storey brick dwelling constructed circa 1878 as well as a detached, non-heritage accessory garage. The dwelling is representative of the Gothic architectural style, featuring two steep gable peaks and a symmetrical design with an ornate second storey balcony component.

Heritage Designation

In 2006, Town Council passed By-law 4804-06.D designating 56 Spruce Street as part of the Northeast Old Aurora Heritage Conservation District. The Northeast Old Aurora Heritage Conservation District Plan is available [here](#), and is used to help guide development and alterations within the District area.

Heritage Permit Application – Proposed Work

The submitted Heritage Permit is to facilitate a rear, two-storey addition connected to the existing garage. Alterations will also include replacement of the windows and entry door of the dwelling, with no other modifications occurring to the front façade.

The proposed rear addition will total approximately 1,500 square feet, and include a basement and deck. The existing garage is to remain but will connect to the new addition, and is proposed to be treated with new board and batten siding and a gable and dormer. The windows and front entryway door of the main dwelling are also proposed to be replaced, with the windows to be historically sympathetic in the double-hung style, and the front door to be solid wood with no glazing, as per the requirements of the Northeast Old Aurora Heritage Conservation District. No other alterations are occurring to the front façade or primary architectural elements of the main dwelling itself. A complete site plan and elevations have been included as Attachment 2 to this memorandum for further reference.

The subject Heritage Permit Application was issued a Notice of Receipt on August 30, 2023, with the 90-day timeline for Council to make a decision under the *Ontario Heritage Act* lasting until November 28, 2023. Staff anticipate comments from the Heritage Advisory Committee can be addressed and incorporated into a decision report to General Committee and Council in October of 2023 to meet this statutory timeline.

Analysis

The proposal generally meets the guidelines of the Northeast Old Aurora Heritage Conservation District Plan, with additional comments and input being sought from the Heritage Advisory Committee prior to proceeding to Council for consideration

Staff are of the opinion that the proposal generally meets the intent of the design guidelines for the Northeast Old Aurora Heritage Conservation District Plan. The proposed attached exterior addition is located at the rear of the property in an

inconspicuous manner, the alterations to the garage component are complementary and implements traditional carriage house elements, and the proposed door and window replacements consider protection and retention of the historic transom with an appropriate solid panel door with no over-elaborate glazing, coupled with historically sympathetic double hung windows. Overall, there are minimal impacts to the streetscape, no impacts to vegetation or trees, and the design elements complement that of the main building.

Staff are however seeking input and comments from the Heritage Advisory Committee including but not limited to the following elements:

- The rear addition being attached to the garage
- The general massing and materiality of the proposed

The applicant can look to address any comments received by the Heritage Advisory Committee, with these comments also to be incorporated into a future report to General Committee and Council for consideration.

Conclusion

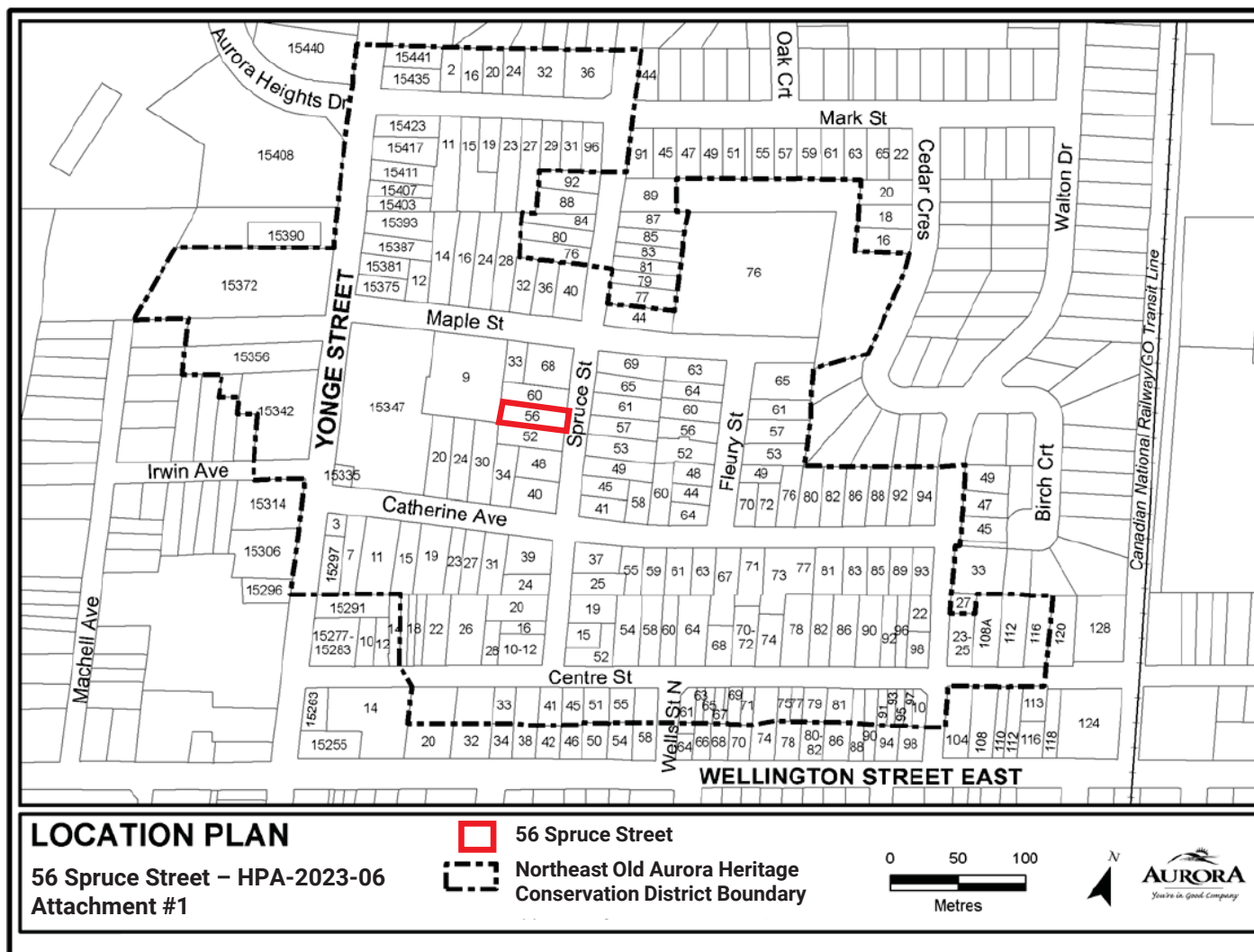
Heritage Permit Application HPA-2023-06 regarding a rear addition and alterations including window and door replacements at 56 Spruce Street is being presented to the Heritage Advisory Committee for review and comment. Council approval will then be required for the Heritage Permit Application.

Attachments

Attachment 1 – Location Plan

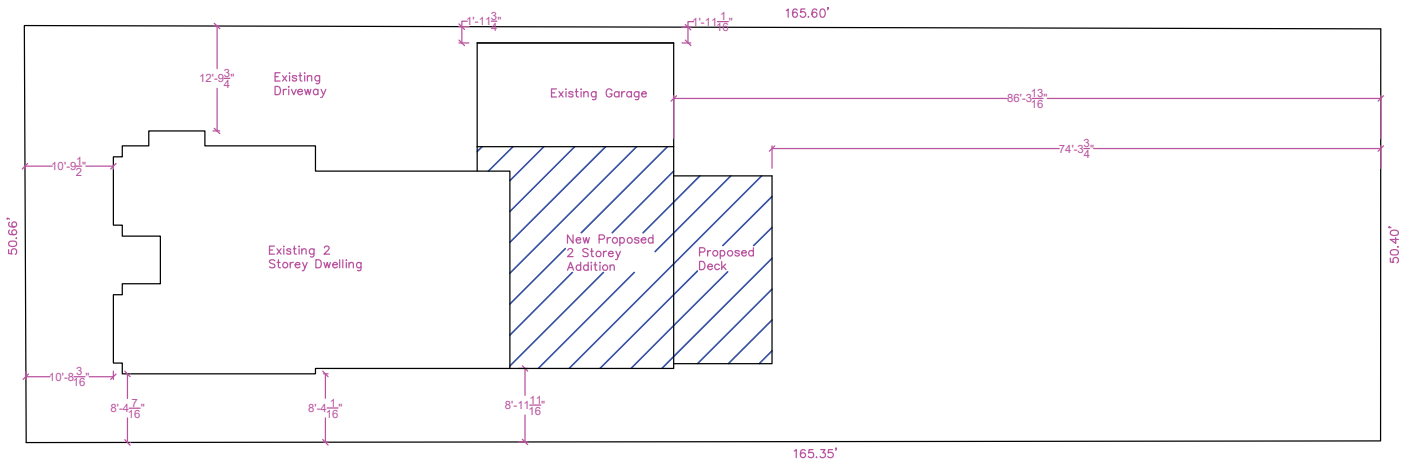
Attachment 2 – Site Plan and Elevations

Attachment 3 – Survey



Area Information		
	Existing	Proposed
1st Floor	1236 sq.ft.	1786 sq.ft.
2nd Floor	825 sq.ft.	1817 sq.ft.
Total GFA	2061 sq.ft.	3603 sq.ft.
Garage	302 sq.ft.	376 sq.ft.

Zoning Information			
Zone R7- Single Detached Dwelling			
	Allowance	Actual	Comments
Lot Area (min)	4951 sq.ft.	8361 sq.ft.	
Lot Frontage (min)	49.2 ft	50.66 ft	
Front Yard (min)	19.7 ft	10.9 ft	
Rear Yard (min)	24.6 ft	74.3 ft	
Rear Yard (Heritage min)	62 ft	74.3 ft	
Int Side Yard (North min)	5 ft	9 ft	
Int Side Yard (South min)	4 ft	2 ft	See COA Approval
Lot Coverage	35 %	25.9%	
Height (max)	32.8 ft	29.7 ft	



1	Historical Review	7/12/23
No	Revision	Date

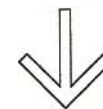
56 Spruce Street, Aurora, Ontario
Addition and Renovation

Date July 12/23	Scale 1/16"=1'
Drawn R.M.	Chkd by T.M.

A1
Site Plan



NORTH



1	Historical Review	7/12/23
No	Revision	Date

56 Spruce Street, Aurora, Ontario
Addition and Renovation

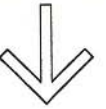
Date July 12/23	Scale 1/8"=1'
Drawn R.M.	Chkd by T.M.

A9

East Elevation



NORTH



1	Historical Review	7/12/23
No	Revision	Date

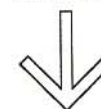
56 Spruce Street, Aurora, Ontario
Addition and Renovation

Date July 12/23	Scale 1/8"=1'
Drawn R.M.	Chkd by T.M.

A10
West Elevation



NORTH



1	Historical Review	7/12/23
No	Revision	Date

56 Spruce Street, Aurora, Ontario
Addition and Renovation

Date
July 12/23

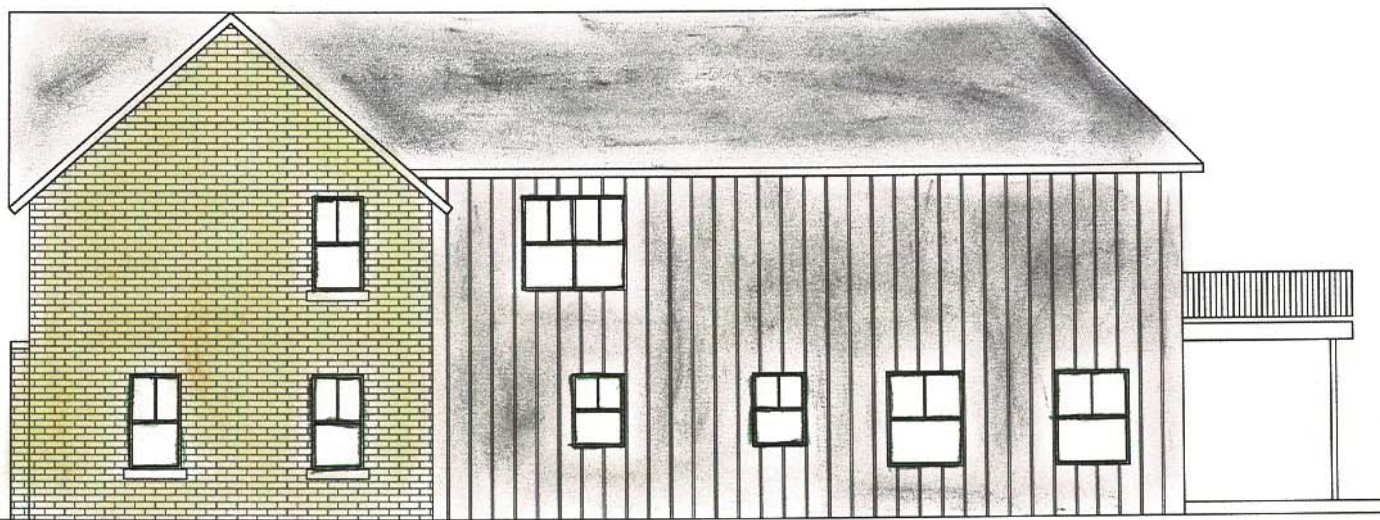
Scale
1/8"=1'

Drawn
R.M.

Chkd by
T.M.

A11

South Elevation



1	Historical Review	7/12/23
No	Revision	Date

56 Spruce Street, Aurora, Ontario
Addition and Renovation

Date July 12/23	Scale 1/8"=1'
Drawn R.M.	Chkd by T.M.

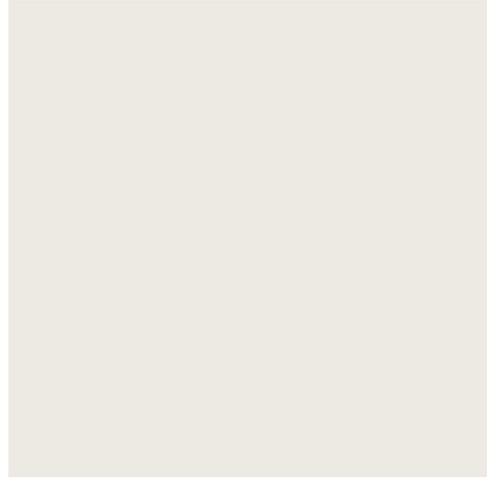
A12
North Elevation

56 Spruce St. Exterior Colour Selections

Addition Board and Batten Colour



Addition Window Trim, Eaves & Soffit Colour



Garage Door Colour



Cedar Shakes at Garage Dormer



56 Spruce St. Exterior Colour Selections

Front & Balcony Door Colour



Front & Balcony Door Style



Existing House Windows & Wood Railing
Colour

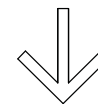


56 Spruce St. Exterior Colour Selections

Garage Door Style



NORTH

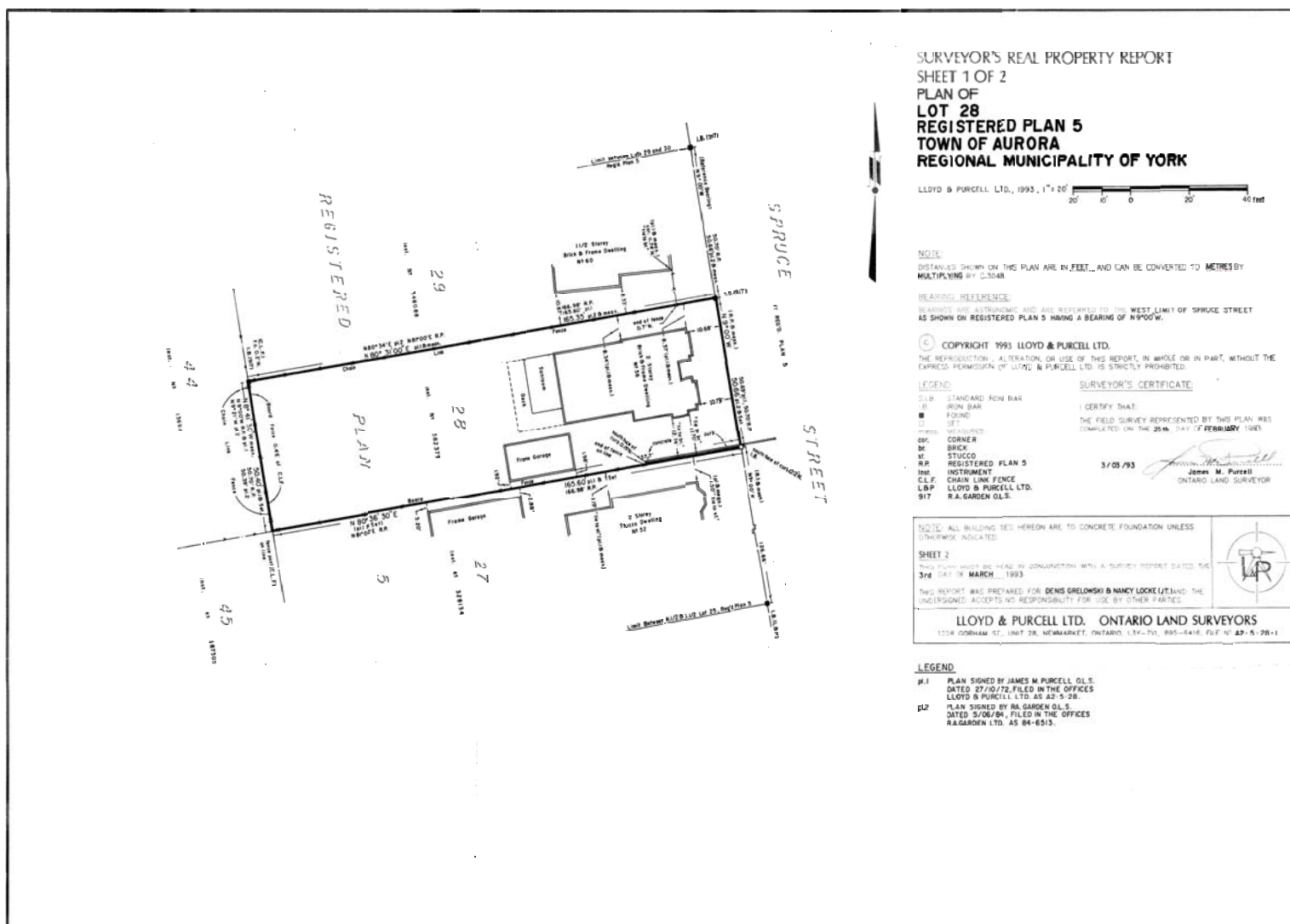


1	Historical Review	7/12/23
No	Revision	Date

56 Spruce Street, Aurora, Ontario
Addition and Renovation

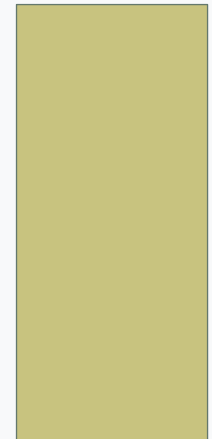
Date July 12/23	Scale 3/32"=1'
Drawn R.M.	Chkd by T.M.

A0
Existing Site Plan



56 SPRUCE ST.

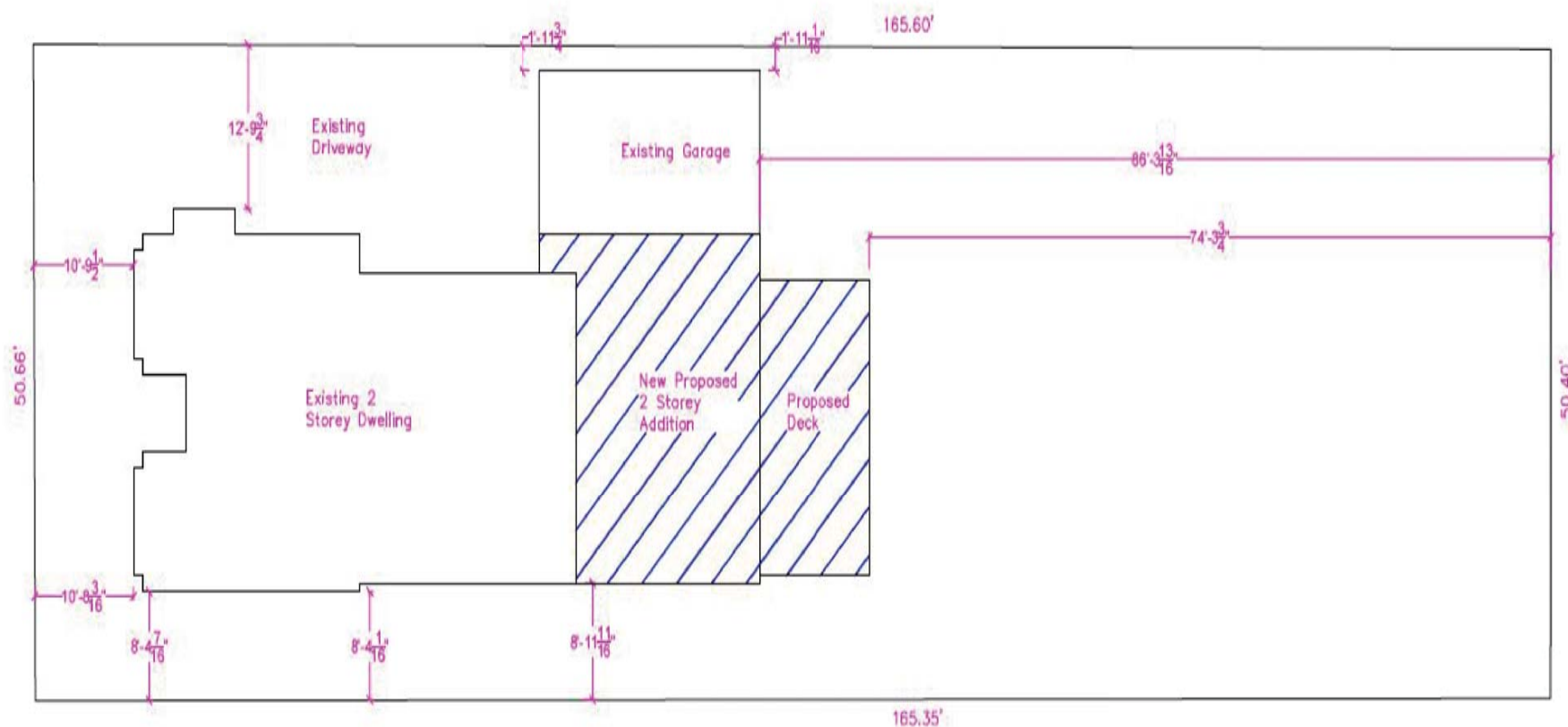
PROPOSED ADDITION AND RENOVATION



56 SPRUCE STREET SCOPE OF WORK

- ◆ New 2 storey addition to the rear of the existing dwelling
- ◆ 1st floor of 550sqft
- ◆ 2nd floor of 992sqft
- ◆ Existing garage to remain and connect to the new addition. Garage will increase by 74sqft at connection to new addition
- ◆ Existing Garage will be treated with new Board and Batten siding and an added gable/dormer to compliment the new addition.
- ◆ Replace windows and entry door at existing heritage house with double hung historical style windows and solid wood doors with no glazing as per the NE District Plan
- ◆ No work or modifications to the front façade except replacement of the windows and front doors.

SITE PLAN



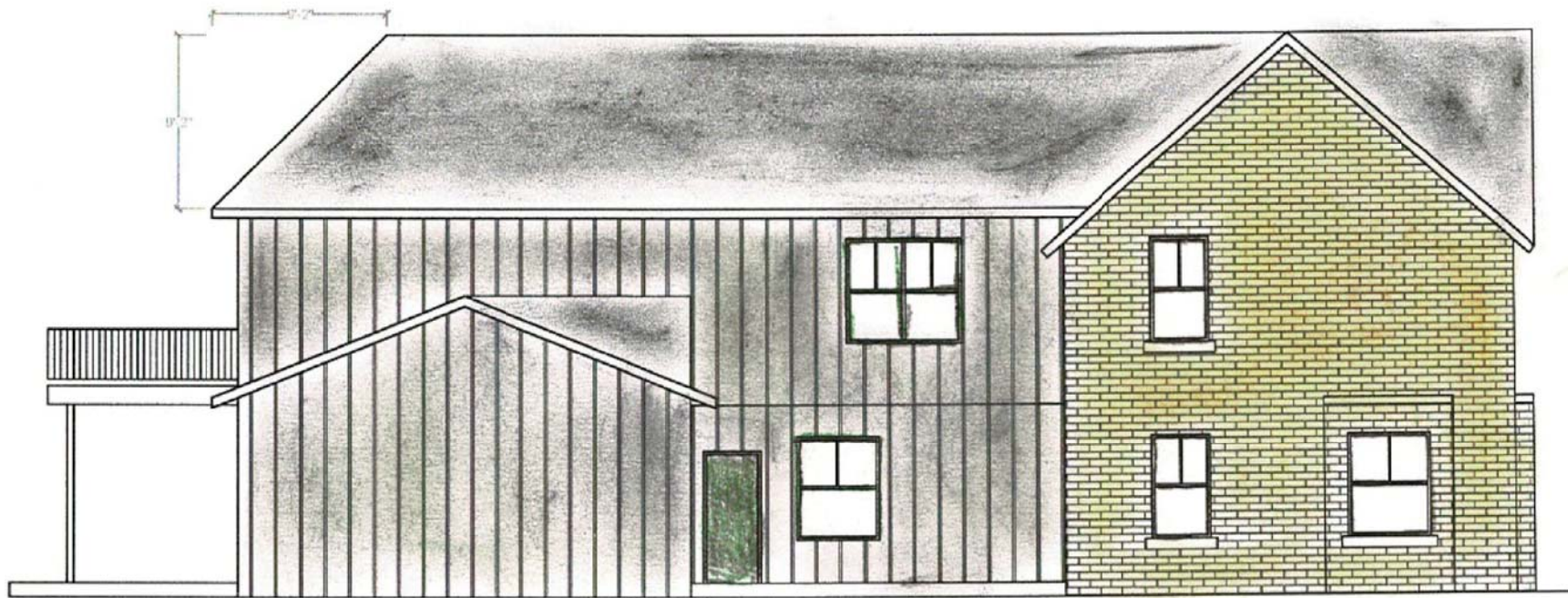
FRONT ELEVATION



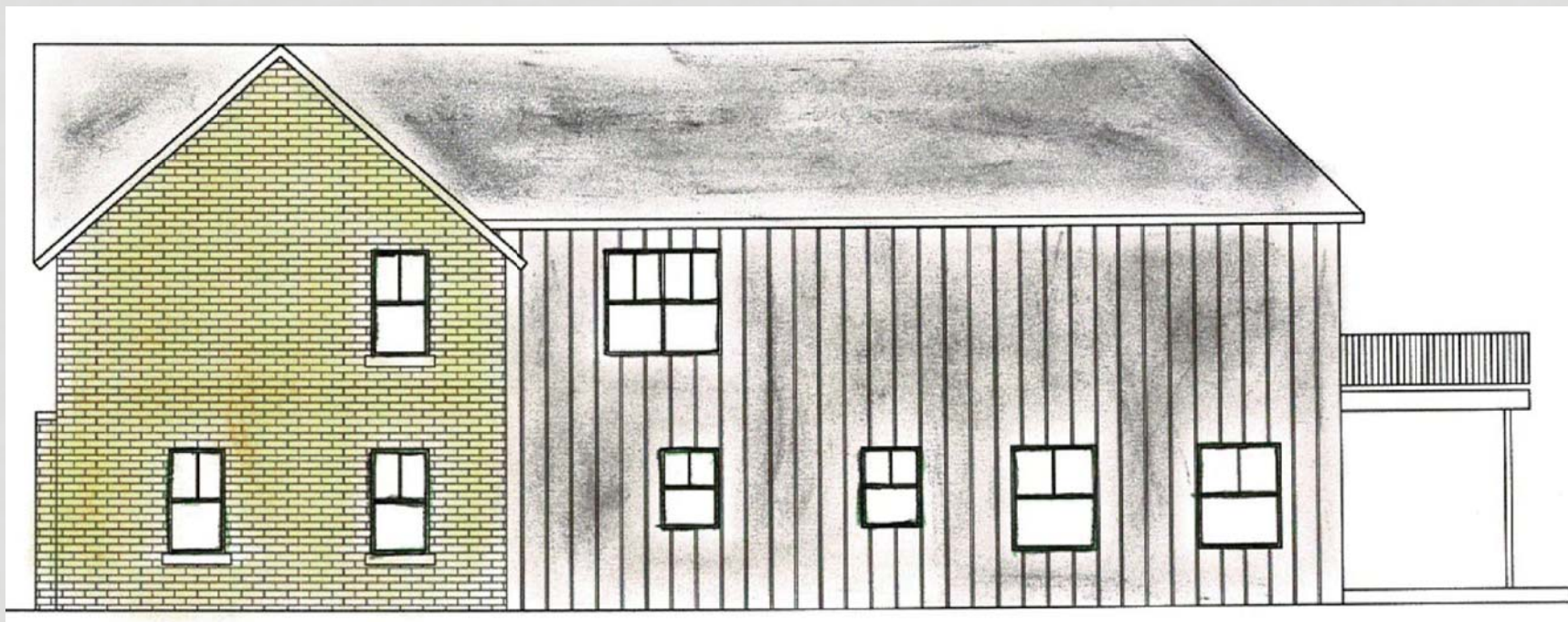
BACK ELEVATION



SIDE ELEVATION



SIDE ELEVATION



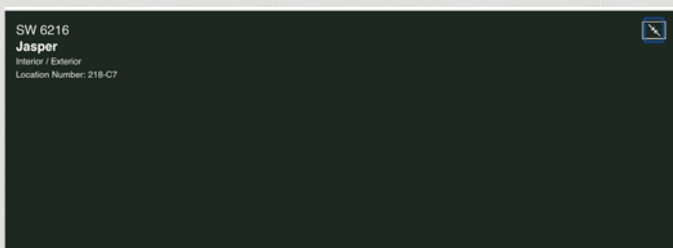
COLOUR SELECTIONS



Addition Board and Batten Colour



Addition Window Trim, Eaves and Soffit Colour



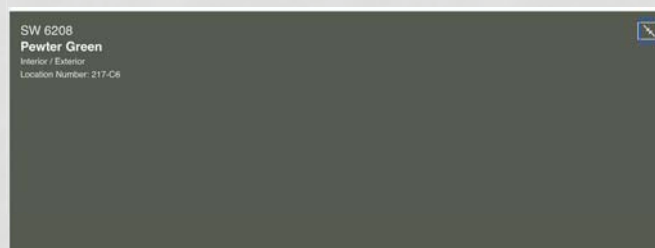
Garage Door Colour



Cedar Shakes at Garage Dormer



Garage Door Style



Existing House Windows and Wood Railing Colour



Front and Balcony Door Style



Front and Balcony Door Colour

TOP REASONS WHY THIS ADDITION SHOULD BE APPROVED

- ◆ No trees will be injured or removed with this site plan
- ◆ Addition is at the rear and not in street view
- ◆ Existing Heritage details to remain including all brickwork, window openings, wood work on balcony/porch and all roof lines.
- ◆ Massing and size are within the required setbacks and height restrictions of the bylaws and NE Old Aurora Heritage Plan
- ◆ No impact to the streetscape
- ◆ Design and materials compliment the area
- ◆ A distinct border in white will be introduced to visually separate the garage from the addition
- ◆ Connection of the garage to the home will allow easier direct access during the winter months for people with accessibility issues in our family.

SIMILAR DESIGN APPROACHES IN THE NE HERITAGE DISTRICT



11 Catherine



31 Catherine



15375 Yonge



85 Catherine



77 Spruce



68 Spruce