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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