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Town of Aurora

General Committee Report

No. PDS23-127

Subject: Heritage Permit Application HPA-2023-06 – 56 Spruce Street

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

Department: Planning and Development Services

Date: October 17, 2023

Recommendation

1. That Report No. PDS23-127 be received; and
2. That Heritage Permit Application HPA-2023-06 be approved to permit a rear addition and alterations at 56 Spruce Street, as shown in Attachment 2.

Executive Summary

This report seeks Council's approval of Heritage Permit Application HPA-2023-06 to permit a rear addition and the replacement of windows and doors at 56 Spruce Street.

- 56 Spruce Street is located within the Town's Northeast Old Aurora Heritage Conservation District and is designated under Part V of the *Ontario Heritage Act*
- The owner proposes a rear addition and the sympathetic replacement of windows and doors, with there being no other alterations to the front façade
- The proposal meets the guidelines of the Heritage Conservation District Plan, with the application reviewed and supported by the Heritage Advisory Committee
- A decision on the application is required to be made by Council prior to November 28, 2023, to satisfy the legislative timelines of the *Ontario Heritage Act*

Background

56 Spruce Street is located within the Town's Northeast Old Aurora Heritage Conservation District and is designated under Part V of the *Ontario Heritage Act*

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.

The owner proposes a rear addition and the sympathetic replacement of windows and doors, with there being no other alterations to the front façade

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

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 doors of the main dwelling are also proposed to be replaced, with the windows to be historically sympathetic in the double hung style, and the doors to be solid wood with no glazing, as per the requirements of the Northeast Old Aurora Heritage Conservation District Plan. No other alterations are occurring to the front façade or architectural elements of the main dwelling itself. A complete site plan and elevations have been included under Attachment #2.

Analysis

The proposal meets the guidelines of the Heritage Conservation District Plan, with the application reviewed and supported by the Heritage Advisory Committee

Staff are of the opinion that the proposal generally meets the design guidelines of the Northeast Old Aurora Heritage Conservation District Plan, as the existing façade is to remain unaltered with only sympathetic double hung window and non-glazed door replacements occurring, the addition component is located at the rear in an inconspicuous manner, and the overall design complements that of the main building. Further, there are no impacts to any trees or vegetation, with the view from the streetscape being maintained.

The subject Heritage Permit Application was also reviewed by the Town's Heritage Advisory Committee on September 11, 2023, with the Committee indicating their support.

A decision on the application is required to be made by Council prior to November 28, 2023, to satisfy the legislative timelines of the *Ontario Heritage Act*

Under the *Ontario Heritage Act*, there is a 90-day timeline from the date that a Notice of Receipt is issued for a decision to be made by Council on the Heritage Permit Application. The 90-day timeline for this application lasts until November 28, 2023, wherein after that date the application will be automatically deemed approved. Additional information on this process is provided under the Legal Considerations section of this report.

Advisory Committee Review

The subject proposal was reviewed and supported by the Heritage Advisory Committee on September 11, 2023.

Legal Considerations

Under Section 42 of the *Ontario Heritage Act*, any developments or alterations that would potentially impact the heritage character of a property located within a Heritage Conservation District requires Council's consent. This legislative requirement is implemented in the Town of Aurora through the process of a Heritage Permit Application, which is subject to Council's approval in consultation with the Heritage Advisory Committee. Council must make a decision on a heritage permit application within 90 days after the notice of receipt is served on the applicant, otherwise Council shall be deemed to have consented to the application. The 90-day deadline for this permit application is November 28, 2023. Council may extend the review period of a heritage application in a heritage conservation district without any time limit under the *Ontario Heritage Act* provided it is agreed upon by the owner.

If Council refuses the application, the owner may appeal the refusal to the Ontario Land Tribunal.

Financial Implications

None.

Communications Considerations

The Town will inform the public about the information contained in this report by posting the report to the Town's website. No other public notice is required.

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 the requirements under Celebrating and Promoting our Culture.

Alternative to the Recommendation

1. That Heritage Permit Application HPA-2023-06 be refused.

Conclusions

The subject Heritage Permit Application is supported by both staff and the Town's Heritage Advisory Committee. Subject to approval by Council, the owners will be issued a Notice of Consent (approval) and will be able to proceed in applying for the necessary building permits.

Attachments

Attachment 1 – Location Map

Attachment 2 – Architectural Package and Site Plan

Attachment 3 - Survey

Previous Reports

Memorandum to the Heritage Advisory Committee dated September 11, 2023.

Pre-submission Review

Agenda Management Team review on September 28, 2023

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer