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Town of Aurora
Heritage Advisory Committee
No. HAC20-011

Subject: **Amendments to the Conditions of Delisting 1625-1675 St. John's Sideroad**

Prepared by: Carlson Tsang, Planner, Heritage Planning

Department: Planning and Development Services

Date: September 14, 2020

Recommendation

- 1. That Report No. HAC20-011 be received; and**
- 2. That the Heritage Advisory Committee's comments regarding amendments to the conditions imposed by Council on May 15, 2019 for the delisting of 1625-1675 St. John's Sideroad be referred to staff for consideration and action as appropriate.**

Executive Summary

On May 15, 2019, 1625-1675 St. John's Sideroad was delisted by Council from the Town's Heritage Registry subject to several conditions that specifically apply to the future subdivision of the lands. The owner recently submitted an Official Plan and Zoning By-law Amendment application to develop a business park on the property. However, the lands are not proposed to be subdivided, therefore the aforementioned conditions are not implementable. The purpose of this report is to seek the Heritage Advisory Committee's input on amending the conditions in a manner that are implementable for the current planning applications.

- Staff recommend the conditions be amended to apply to all "future development" of the property for greater flexibility in securing the heritage requirements previously imposed by Council.

Background

Combined as 1625 and 1675 St. John's Sideroad, the 90-acre property is located on the south side of St. John's Sideroad, bounded to the west by Leslie Street and to the east

by Highway 404 (see Attachment 1). The property was previously listed on the Town's Heritage Register, which contained an equestrian complex, a mid-20th Century plaster-clad cottage, a late 19th Century barn and a post 1927 residence. On May 15, 2019, the property was delisted from the Heritage Register by Council subject to the following conditions:

1. *That as a condition of a future Draft Plan of Subdivision for the proposed Business Park, the owner, at their expense, be required to name future streets and erect a heritage plaque commemorating the equestrian history of the property to the satisfaction of the Town;*
2. *That as a condition of a future Draft Plan of Subdivision for the proposed Business Park, the owner, at their expense, prepare a Views Study to evaluate the potential for retaining any landscape sightlines present on the site;*
3. *That as a condition of a future Draft Plan of Subdivision for the proposed Business Park, the owner provide a contribution to the Heritage Reserve Fund at an amount to be determined by Staff; and,*
4. *That as a condition of demolition permit issuance, the owner, at their expense, salvage and store the fieldstones from the foundation of the late 19th century barn for future re-use in the Town or as part of the future development on-site.*

On May 19, 2020, the owner submitted an Official Plan and Zoning By-law Amendment application to permit an industrial building, gas bar, office building and retail building on the subject property (see Attachment 2). The proposed development will be finalized through a site plan application. The owner will not be submitting a Plan of Subdivision application. As such, Condition 1-3 cannot be implemented as they only apply to a Draft Plan of Subdivision.

Analysis

Staff recommend the conditions be amended to apply to all “future development” of the property for greater flexibility in securing the heritage requirements previously imposed by Council.

Given the subject property is not being developed in the form of a Plan of Subdivision, Conditions 1-3 need to be amended in order to secure the heritage requirements previously imposed by Council. Staff recommend the conditions be amended as follows:

1. *That as a condition of approval of all future development of the property, the owner, at their expense, be required to name future streets and/or erect a heritage plaque commemorating the equestrian history of the property to the satisfaction of the Town;*

2. *That as a condition of approval of all future development of the property, the owner, at their expense, prepare a Views Study to evaluate the potential for retaining any landscape sightlines present on the site; and,*
3. *That as a condition of approval of all future development of the property, the owner provide a contribution to the Heritage Reserve Fund at an amount to be determined by Staff.*

Legal Considerations

N/A

Financial Implications

N/A

Communications Considerations

N/A

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

N/A

Conclusions

Staff recommend the conditions imposed by Council for the delisting of 1625-1675 St. John's Sideroad be amended to apply to all future development for greater flexibility in securing the heritage requirements previously imposed by Council.

Attachments

Attachment 1 – Location Map
Attachment 2 – Conceptual Site Plan

Previous Reports

Heritage Report HAC-19-003 – 1625-1675 St. John's Sideroad Heritage Delisting

Pre-submission Review

Agenda Management Team review on September 3, 2020

Approvals

Approved by David Waters, Director, Planning and Development Services