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Town of Aurora
Memorandum
Select Department

Re: Heritage Permit Application HPA-2025-03 – 10-12 Spruce Street

To: Heritage Advisory Committee

From: Adam Robb, MPL, MCIP, RPP, CAHP, PLE
Manager, Policy Planning and Heritage

Date: April 14, 2025

Recommendation

1. That the memorandum regarding Heritage Permit Application HPA-2025-03 – 10-12 Spruce Street be received; and
2. That the Heritage Advisory Committee comments regarding Heritage Permit Application HPA-2025-03 be received and referred to staff for consideration and further action as appropriate.

Background

The subject property is designated under Part V of the *Ontario Heritage Act*, being located within the Northeast Old Aurora Heritage Conservation District

10-12 Spruce Street is a corner lot property located at the northwest intersection of Spruce Street and Centre Street. The property currently contains a dwelling that functions as a two-unit semi. The existing structure represents a cottage-type structure that was built circa the 1880s. The property is designated under Part V of the *Ontario Heritage Act* as part of the Town's Northeast Old Aurora Heritage Conservation District but is not designated individually. The property is located at the general southern edge of the District, which features a varied streetscape with some contemporary construction in the vicinity.

Analysis

The owner has prepared a Heritage Impact Assessment in support of their application to demolish the existing structure and build a new semi-detached dwelling

The owner proposes to demolish the existing structure on site and construct a new semi-detached dwelling.

The owner retained ERA architects to prepare a Heritage Impact Assessment for the subject property and development proposal. The purpose of the Heritage Impact Assessment is to evaluate the significance of the existing structure and assess the impact of the new proposed development of the site. The existing structure was evaluated against Ontario Regulation 9/06 of the *Ontario Heritage Act* and was determined that the property does not contain significant cultural heritage value as it did not meet any of the criteria under historical, contextual or design value. The property has been altered significantly and was determined to not contribute positively to the streetscape. Further, the Heritage Impact Assessment evaluated the proposed new build against the guidelines of the Heritage Conservation District Plan as part of a conformity analysis. The assessment determined that the proposed building has been sensitively designed and that the design, materiality, and proportions of the proposal are consistent within the neighbouring context.

Staff specifically inquired about the opportunity to have the proposal feature a detached garage. The owner and consultant have indicated that due to siting constraints, attached garages are more appropriate and that to mitigate any impacts, they have been recessed from the main elevation and a sympathetic wood material is to be provided. The required rear yard setback is being provided as well to ensure conformity with the built form of the area.

Staff also inquired about the potential of there being any salvageable materials or architectural features. The Heritage Impact Assessment did not identify the property as having significant architectural features, nor are any items recommended for salvage and reuse as part of the new build. Per the evaluation against Ontario Regulation 9/06, the property was determined to not have any design/architectural value.

A complete conformity analysis has been provided under Appendix B of the Heritage Impact Assessment. Ultimately, the Heritage Impact Assessment determined that the

proposed demolition and design of the new build meets the recognized professional standards and best practices in the field of heritage conservation.

Comments from the Heritage Advisory Committee will be included in a future report to Council for ultimate review of the Heritage Permit Application.

Attachments

1. Attachment 1 – Property Location Map
2. Attachment 2 – Heritage Impact Assessment
3. Attachment 3 – New Build Rendering
4. Attachment 4 – Site Plan