

The Site





The Site

- Constructed c.1880 and changing ownership several times before 1910, when it was purchased by Robert Hoiles for his daughter Merab and son-in-law, Wilmot Watson, a dairyman
- For several decades in the 20th century, the surrounding lands including 10-12 Spruce supported a dairy business, with several of its operators residing at the property
- Cultural heritage value significantly diminished through removal of evidence of former dairy and substantial alterations over time, reducing the building's legibility as a late 19th-century dwelling

the	Some Reasons Why Watson's Bottled Milk	
Chief	is Gaining More Favors	"IDI
the Mr.	Because we have a first-cass dairy. The only	is last
r"	dairy in town with cement floors and walls, which are kept clean every day with plenty of water. This	finish.
r. lv	lessens the chnce of any germs lurking around as on	THE REPORT OF THE PARTY OF THE
1.	wooden floors, which milk is so susceptible to. Our milk is here clarafied, strained and bottled so	to sta
	that it has no chance to gather germs in the delivery	will n Here's
	as in the old way of delivering in the pail, which is to	design-
	say the least not the cleanest way of handling one of the first foods which we are rai ing our children on.	ferent
1	COMPARE THE OLD WAY WITH THE NEW	"IDEA
1	Fingers in the milk in dipping it. Dust flying when it is dry, and muddy dirty water when it is wet.	label is
1	Flies in the pitcher after setting on the doorstep for	
1	half an hour or so; or by chance our four-footed friends taking a lap. With the bottle this is all done away with	
	as our bottles are all thoroughly washed and s erelized	
	as soon as they come in.	
1	In the City of Toronto the Health Department have compelled all the dairymen to deliver their milk	7
	in bottles because they realize it is the only safe way	
,	for the health of all users of milk. WATSON'S DAIRY IS THE ONLY PLACE IN	
y	TOWN WHERE YOU CAN BUY YOUR MILK	F
	UNDER ANY UP-TO-DATE SANITARY REGULA- TIONS. PHONE 54 K.	7
1-		
h,	W. M. WATSON	
6	Elm Leaf Dairy Aurora	

Northeast Old Aurora HCD



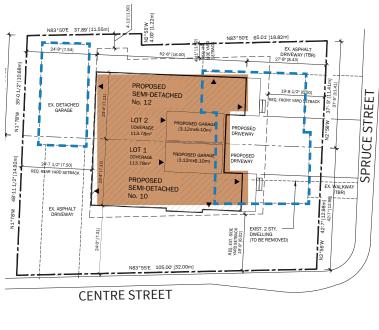


Northeast Old Aurora Heritage Conservation District





Proposed Development



- Footprint of proposed building
- Footprint of buildings currently located on site



Perspective rendering - Southeast view



Impact

- Site no longer significantly contributes to character of HCD; removal of the existing buildings will not present negative impact
- Low-scale residential use of site will be maintained
- Site located at southwestern boundary of HCD, characterized by a varied streetscape; proposed new building compatible with evolving context



View southeast from Spruce Street towards Centre Street



View east from Centre Street towards the site

Mitigation

 Through the following design measures the proposed building appropriately responds to its context and does not negatively impact the HCD



Perspective rendering - Southeast view

- 6-metre front yard setback, consistent with neighbouring buildings
- B 2-storey height (10m), consistent with heights in HCD
- Front porch contributing to active and varied streetscape
- Appropriate material palette
- Varied massing and articulation of each semi-detached unit
- Varied articulation along side (south) elevation