

10-12 SPRUCE STREET
Heritage Advisory Committee

April 14, 2025

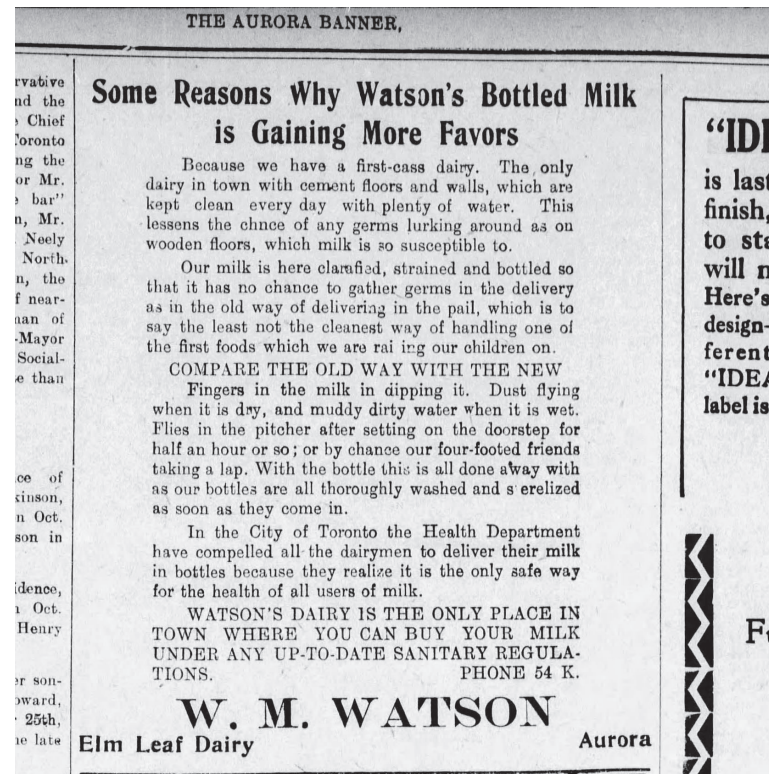
ERA

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

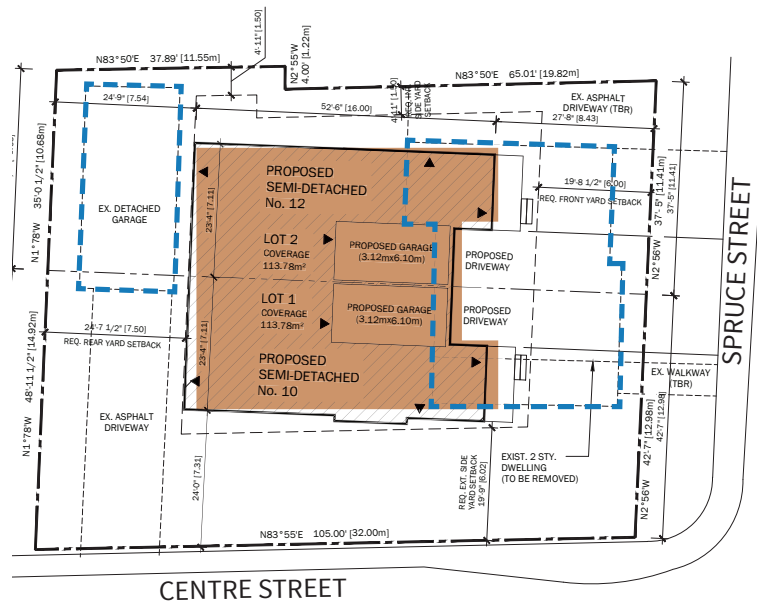


Northeast Old Aurora HCD



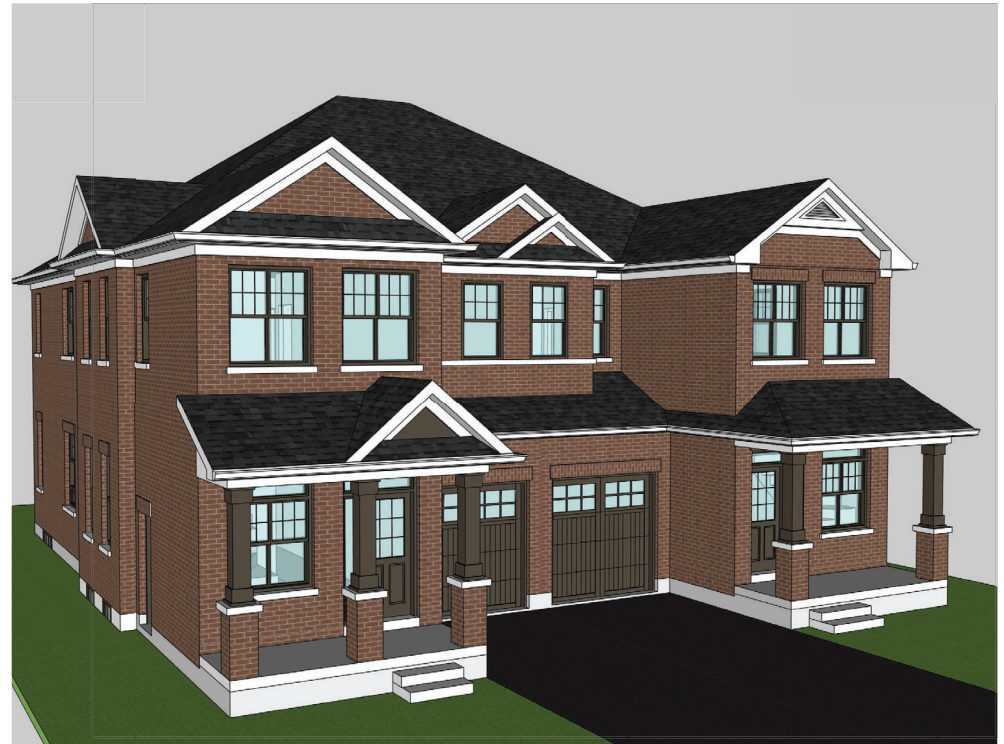
- ★ Site
- Northeast Old Aurora Heritage Conservation District

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**



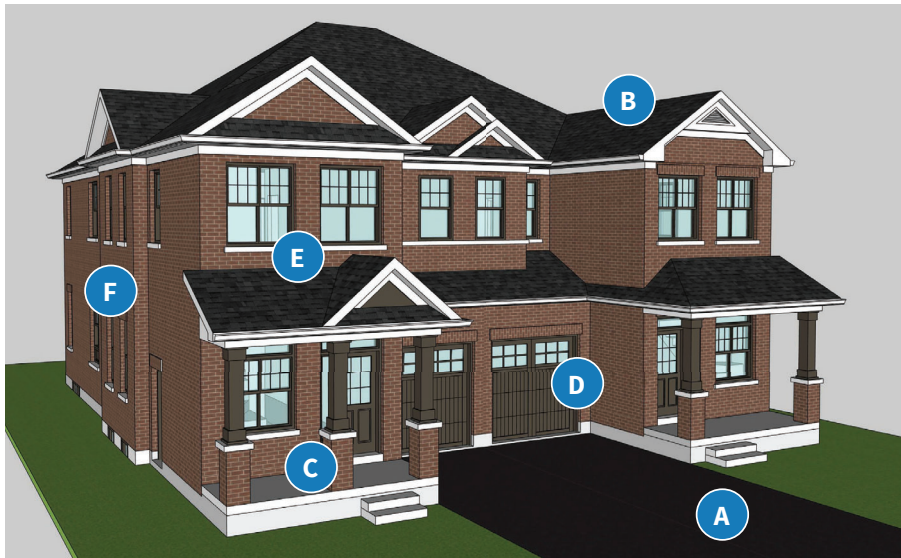
View southeast from Spruce Street towards Centre Street



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

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