

10-12 SPRUCE STREET
Aurora, ON

HERITAGE IMPACT ASSESSMENT

March 10, 2025

ERA

Project # 24-276-01
Prepared by PE / SI / EC / MS

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EXECUTIVE SUMMARY

Background

This Heritage Impact Assessment (“HIA”) has been prepared by ERA Architects Inc. (“ERA”) to assess the impact of the proposed development of 10-12 Spruce Street (the “Site”) on the Northeast Old Aurora Heritage Conservation District (“HCD”; “District”). The Site contains a circa 1880s one-and-a-half-storey house-form building.

Heritage Status

The Site is designated under Part V of the *Ontario Heritage Act* (“OHA”) as it is located within the HCD. In the HCD Plan, the Site is identified as a building of historical interest. Prior to the creation of the HCD, the Site was included on the Aurora Inventory of Heritage Buildings.

Cultural Heritage Value

The statement of value for the HCD recognizes the development and growth in the neighbourhood from the mid-19th through mid-20th century. The District is characterized by a collection of buildings with a compatible scale, historic architectural style, mature streetscape, and lot patterning. While the existing building at 10-12 Spruce Street was constructed in the late 19th-century, substantial alterations over time have reduced its ability to communicate historical associations to the Site’s history and its overall contribution to the District’s cultural heritage value.

As directed by Heritage Planning Staff, ERA evaluated the Site using Ontario Regulation 9/06 (“O.Reg. 9/06”) *Criteria for Determining Cultural Heritage Value or Interest* under the OHA. This assessment concludes that the Site does not contain sufficient cultural heritage value to meet the threshold for designation under Part IV, Section 29 of the OHA.

Proposed Development

The proposed development anticipates the removal of the existing structures on the Site to allow for the construction of a two-storey, semi-detached residential building.

The proposed building has been sensitively designed to respond to the character of the HCD.

Impact Assessment and Mitigation

While the proposed development introduces a contemporary building to the HCD, design strategies have been incorporated to mitigate impact on the District and the historic residential character of the area. The Site is located at the south end of the HCD which is characterized by a varied streetscape particularly along Centre and Wellington Streets. The proposed development fits in with this evolving area of the HCD.

In response to the design guidelines in the HCD, the proposed new building provides a consistent setback, permitted two-storey height, and sympathetic new materials including red brick and wood garage doors. Front porches are provided and window and door proportions are consistent with the neighbouring context.

Conclusion

This HIA finds that the impacts of the proposed development on the overall character of the District have been appropriately mitigated. The proposed new construction conserves the cultural heritage value of the HCD while introducing a new residential building.

1 INTRODUCTION

1.1 Report Scope

ERA Architects Inc. (“ERA”) has been retained to provide a Heritage Impact Assessment (“HIA”) for the proposed redevelopment of the property known municipally as 10-12 Spruce Street (the “Site”) in the Town of Aurora, Ontario. This HIA was prepared to accompany a demolition permit application for the property.

This report was prepared with reference to the following:

- Town of Aurora Heritage Impact Assessment Terms of Reference (Scoped per email from Staff in December, 2024);
- Provincial Planning Statement (2024);
- Region of York Official Plan (2022);
- Town of Aurora Official Plan (2024);
- Northeast Old Aurora Heritage Conservation District Plan (2006);
- Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest; and,
- The Ontario Ministry of Culture’s Ontario Heritage Tool Kit (2005).

1.2 Statement of Professional Qualifications

ERA specializes in heritage conservation, architecture, planning and landscape as they relate to historical places. This work is driven by our core interest in connecting heritage issues to wider considerations of urban design and city building, and to broader set of cultural values that provide perspective to our work at different scales.

In our 30 years of work, we've provided the highest level of professional services to our clients in both the public and private sector out of offices in Toronto, Montreal and Ottawa. We have a staff of more than 100, and our Principals and Associates are members of associations that include: the Ontario Association of Architects (OAA), the Canadian Association of Heritage Professionals (CAHP) and the Royal Architectural Institute of Canada (RAIC).

Philip Evans OAA, MRAIC, CAHP is a principal at ERA and the founder of Culture of Outposts and small. Over the course of 17 years working in the field of heritage conservation, he has led a wide range of conservation, adaptive reuse, design, and feasibility planning projects.

Samantha Irvine JD, CAHP is a Senior Associate with the heritage planning team at ERA, where she has overseen projects that impact culturally significant buildings, neighbourhoods and landscapes since 2015. She holds a BA in History and Sociology from McGill University (Great Distinction); MA degrees in Historical & Sustainable Architecture (NYU) and Sustainable Urbanism (Wales); and a JD from Queen's University. She is a member of the Ontario Bar Association and a former Fellow of Sustainable Urbanism with the Prince's Foundation in London, England.

Emma Cohlmeier, RPP, MCIP is an Associate with the heritage planning team at ERA Architects. She is a Registered Professional Planner (RPP) and a Member of the Canadian Institute of Planners (MCIP). Emma completed a Bachelor of Arts Degree from the University of Guelph and a Masters Degree in Urban Planning from the University of Toronto.

Marina Smirnova is a Planner at ERA Architects. She holds a Bachelor of Arts in Political Science from the University of British Columbia, and a Master of Planning from Toronto Metropolitan University (formerly Ryerson University).

2 SUBJECT PROPERTY AND CONTEXT

2.1 Site Location and Description

The Site is situated at the corner of Centre and Spruce Streets, east of Yonge Street and north of Wellington Street in Aurora's downtown. It is bounded by Centre Street to the south, and Spruce Street to the east. Within its block, the Site is adjacent to a one-storey mid-20th-century residential house-form building to the north, and a one-storey mid-20th-century residential house-form building to the west. The area surrounding the Site is predominately low-scale residential, with some mixed-use commercial buildings to the south.

The Site contains a one-and-a-half-storey detached house-form building, constructed circa the 1880s. There is a one-storey garage located behind the building.

The Site is designated under Part V of the *Ontario Heritage Act* ("OHA"), as it is located within the Northeast Old Aurora Heritage Conservation District ("HCD"; "District"). The District comprises the northeast quadrant of Aurora's historic downtown, built up primarily between the 1860s and the 1930s (see Appendix A for an excerpt from the HCD Plan containing a Statement of Heritage Value and description of heritage attributes).



Aerial image showing the Site, shaded blue (YorkMaps, 2024; annotated by ERA).

2.2 Site and Context Photos

Photographs were taken by ERA in January 2025, unless otherwise noted. This Section provides photographs of the Site and surrounding context.

2.2.1 Site Photos



Principal (east) elevation of 10-12 Spruce Street (ERA, 2025).



Side (south) elevation of 10-12 Spruce Street. The main entrance to one of the two units in the dwelling is located at this elevation (ERA, 2025).



Rear (west) elevation of 10-12 Spruce Street (ERA, 2025).



Side (north) elevation of 10-12 Spruce Street. The main entrance to the smaller of the two units in the dwelling is located at this elevation (ERA, 2025).



Looking northwestward towards the main and side elevations of 10-12 Spruce Street (ERA, 2025).



The one-storey garage on the Site, located behind the dwelling (ERA, 2025).



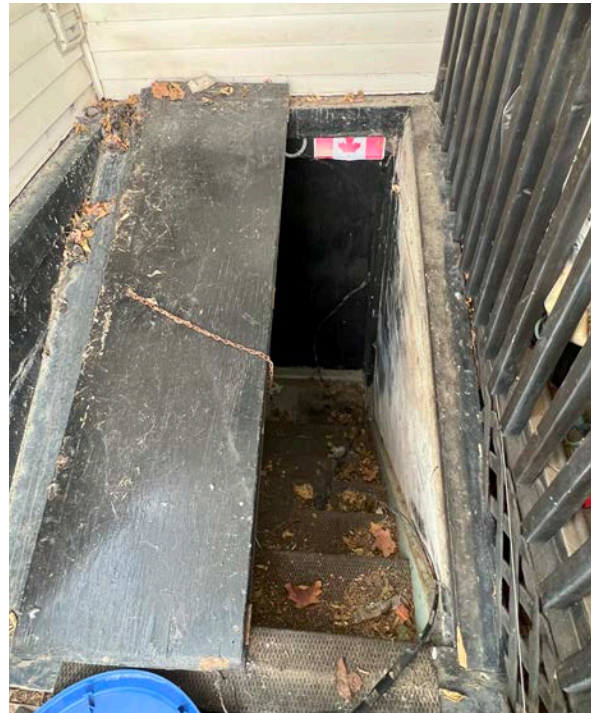
Close-up photo of the side (north) elevation with masonry chimney (ERA, 2025).



Close-up photo of the side (south) elevation showing the main entrance door to one of the two units in the building (ERA, 2025).



Covered porch at the rear (west) elevation (ERA, 2025).



An entrance to the basement, located at the rear (west) elevation (ERA, 2025).



Interior photo of the smaller unit at 12 Spruce Street (ERA, 2025).



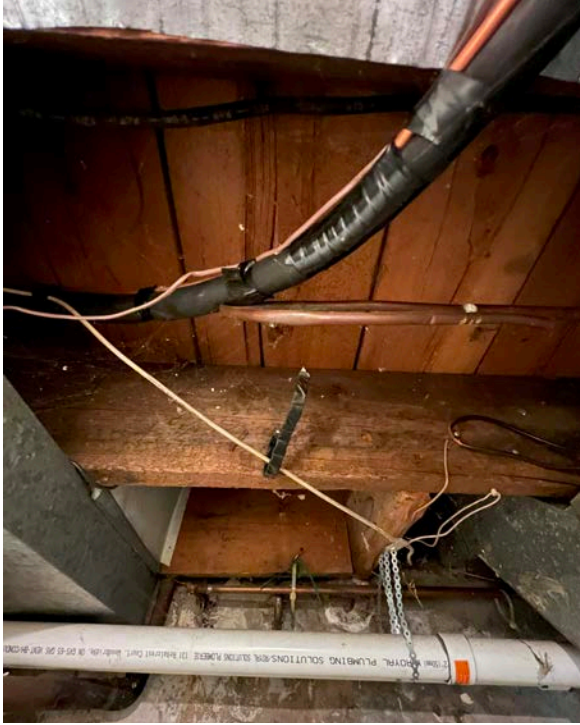
Interior photo of the smaller unit at 12 Spruce Street (ERA, 2025).



Entrance to the smaller unit at 12 Spruce Street; door sill, jamb, baseboard, and baseboard plinth block provide evidence of an older structure (ERA, 2025).



Interior photo of dining and living room at 10 Spruce Street (ERA, 2025).



Exposed floor joists and floorboards in the basement provide evidence of an older structure (ERA, 2025).



Stone foundation wall underneath cement parking (ERA, 2025).



Entrance to basement located at the rear (west) elevation (ERA, 2025).

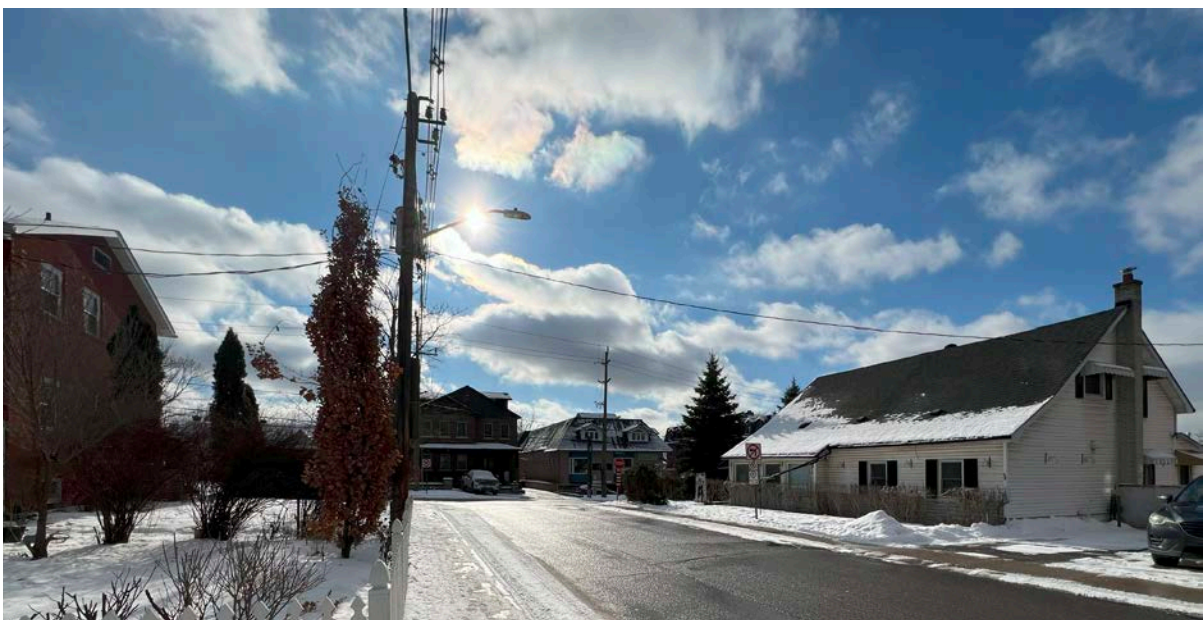


Timber lintel over the basement door at the rear (west) elevation provides evidence of an older structure (ERA, 2025).

2.2.2 Context Photos



Looking westward towards the Site and Yonge Street from the northeast corner of Spruce and Centre Streets (ERA, 2025).



Looking southwestward along Spruce Street towards the Site and south side of Centre Street (ERA, 2025).



Looking southwestward along Spruce Street towards the Site and west side of Spruce Street (ERA, 2025).



Looking southeastward along Spruce Street towards Centre Street (ERA, 2025).



Looking southward along Spruce Street from the corner of Spruce and Catherine Streets (ERA, 2025).



Looking westward towards Yonge Street from the corner of Spruce and Catherine Streets (ERA, 2025).



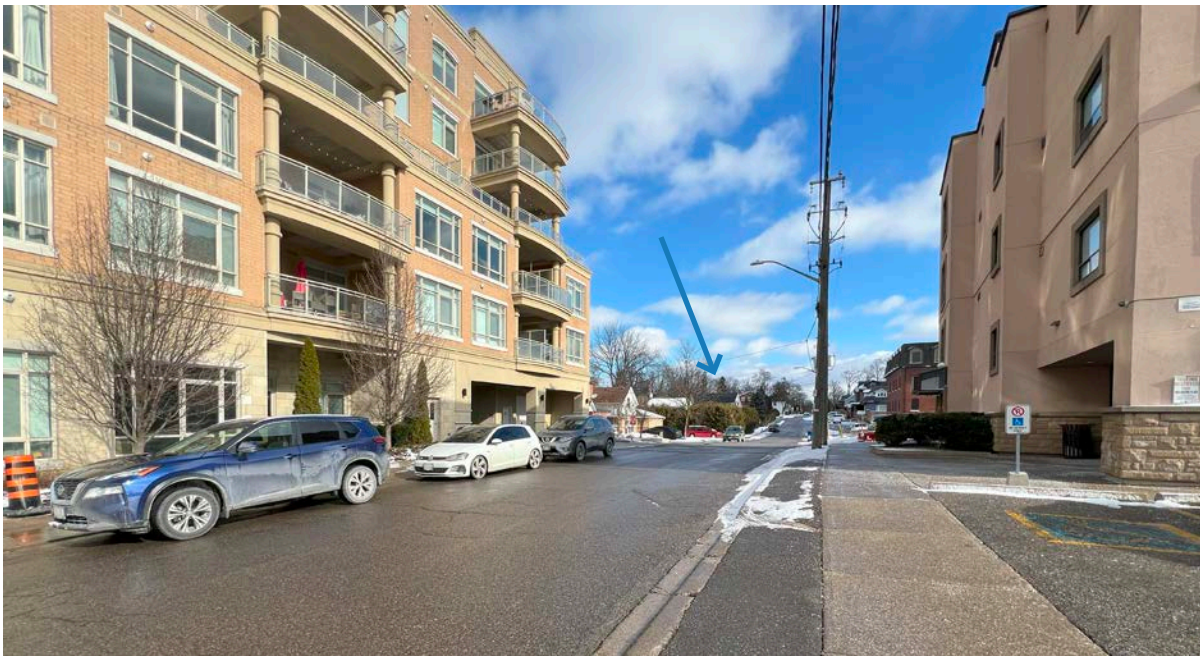
Looking northeastward along Spruce Street towards Catherine Street (ERA, 2025).



Looking eastward from the corner of Catherine and Spruce Streets towards 37 Spruce Street on the east side of Spruce Street (ERA, 2025).



Looking northeastward along Centre Street towards the Site (indicated with an arrow) (ERA, 2025).



Looking northeastward along Centre Street towards the Site (not visible here; location of the Site indicated with an arrow) (ERA, 2025).



Looking westward along Centre Street towards Yonge Street (ERA, 2025).



Looking northwards from the southeast corner of Yonge and Centre Streets (ERA, 2025).



Looking northeastward along Yonge Street towards Centre Street (ERA, 2025).

2.3 Description of Surrounding Neighbourhood

Contextually, the Site forms part of a residential neighbourhood at the northeast end of the old Town of Aurora. The Site's immediate context includes low-rise buildings used for residential purposes to the north, east, and west. The character of the area to the south is varied, with examples of detached house-form buildings, a commercial building at 38 Wellington Street, which has frontage on both Wellington and Centre Streets, as well as surface parking lots for the commercial buildings along Wellington Street.

Directly east of the Site, there is a two-storey apartment building constructed between 1978 and 1988 at the southeast corner of Centre and Spruce Streets (municipally known as 52 Centre Street), and a two-storey house-form building at 15 Spruce Street.

The Site is located at the southern end of the HCD. The HCD contains a mix of built fabric from various periods and styles, though it is composed predominantly of single-detached residential buildings, constructed approximately between the second half of the 19th century and the first half of the 20th century. Ranging primarily from one to two storeys (exceptions include the Our Lady of Grace Church at 15347 Yonge Street), these buildings contribute to the 19th- and early 20th-century village and residential character of the historic downtown.

The southern end of the HCD features a more varied streetscape with contemporary construction dating from the late 20th and early 21st centuries (for instance, at 38 and 41 Centre Street). The Site forms part of this “transition zone” at the south end of the HCD, characterized by the varied character found along Centre and Wellington Streets.



Aerial image showing the Northeast Old Aurora HCD in yellow and the Site with a blue star (YorkMaps, 2024; annotated by ERA).

2.4 Heritage Status

The Site is designated under Part V of the OHA as part of the HCD. In the HCD Plan, it is identified as a building of historical interest. Prior to the creation of the HCD, the Site was included on the Aurora Inventory of Heritage Buildings.

As directed by Heritage Planning Staff, ERA evaluated the Site using the O.Reg. 9/06 (“O.Reg. 9/06”) *Criteria for Determining Cultural Heritage Value or Interest* under the OHA. This assessment concludes that the Site does not contain sufficient cultural heritage value to meet the threshold for designation under Part IV of the OHA. The results of this evaluation are summarized and discussed in Section 4 of this report.

2.5 Adjacent and Nearby Heritage Resources

The Site is not considered adjacent* to any heritage resources designated under Part IV of the OHA.

Due to its location within the HCD, the Site is contiguous, and therefore considered adjacent based on the PPS definition (refer to sidebar), to two properties designated under Part V of the OHA. In the HCD Plan, the dwelling at 16 Spruce Street, constructed circa the late 1940s, is identified as a building of historical interest. 28 Centre Street, which was constructed in the second half of the 20th century, is not considered a building of historical interest.

***Adjacent lands (PPS, 2024):** for the purposes of policy 4.6.3, those lands contiguous to a **protected heritage property** or as otherwise defined in the municipal official plan (Provincial Planning Statement, 2024).

The PPS definition above is used in the absence of an alternative definition from the Town of Aurora Official Plan.

The definition provided for “adjacent” in the Town of Aurora Official Plan is not intended to apply to the context of cultural heritage resources.



Legend

- SITE
- DESIGNATED PART IV
- DESIGNATED PART V
- LISTED

The two adjacent properties to the Site are numbered, and pictured below. (YorkMaps, 2024; annotated by ERA).

1 28 CENTRE STREET



Constructed in the second half of the 20th century, 28 Centre Street is not identified as a building of historical interest in the HCD Plan (Google, 2025).

2 16 SPRUCE STREET



16 Spruce Street is identified as a building of historical interest in the HCD Plan (Google, 2025).

3 HISTORICAL BACKGROUND

3.1 Methodology

As part of this HIA, ERA undertook primary and secondary research to identify the Site's history of ownership and development. The following resources were consulted:

- Aurora Museum and Archives;
- Ontario Land Registry;
- Tax assessment rolls;
- Census records (Library and Archives Canada);
- The Canadian County Atlas Digital Project (McGill University);
- Ontario Historical County Maps (University of Toronto);
- Digital Archive Ontario;
- Toronto Star Historical Newspaper Archive; and
- Ontario Community Newspapers Portal.

This section includes a written narrative describing the Site's history, which is organized into contextual (i.e. township and area) and site-specific history (i.e. chain of ownership). The contextual history is drawn from a broad range of sources listed in Section 9.

3.2 Historical Context

Pre-Contact History

For millennia, the Site has been part of the traditional territory of diverse Indigenous peoples, including the Huron-Wendat, Haudenosaunee, and Anishinaabe. Human occupancy in the area dates back approximately 11,000 years, shortly after the glaciers receded. Indigenous peoples established camps and settlements, created hunting and trapping territories, and developed portage routes connecting the lower and upper Great Lakes.

The Site is located northwest of the Rouge River watershed, which flows south from Richmond Hill and Whitchurch-Stouffville into Lake Ontario. This watershed contains numerous archaeological sites, including an ancestral Huron-Wendat village known as the Aurora Site or Old Ford, located at Vandorf Sideroad and Kennedy Road, southeast of the Site.

In the 1600s, the French established a military and trading presence throughout the watershed. French-Canadian explorer Louis Jolliet is believed to have portaged through Whitchurch, east of the Site, in

This historical summary was prepared from a non-Indigenous perspective, based on written and archaeological records, and written accounts of oral histories. It is not intended to reflect or represent the full rich history of Indigenous peoples in this region.

1669. Early European transportation routes often followed existing Indigenous trails, including one that ran parallel to today's Yonge Street.

The “Toronto Purchase” Treaty No. 13 (1805)

After the British conquest of New France in 1763, the Crown issued a royal proclamation, which established guidelines for the colonization of Indigenous territories in North America. The proclamation stated that Indigenous peoples held title to their territory until it was ceded by a treaty.

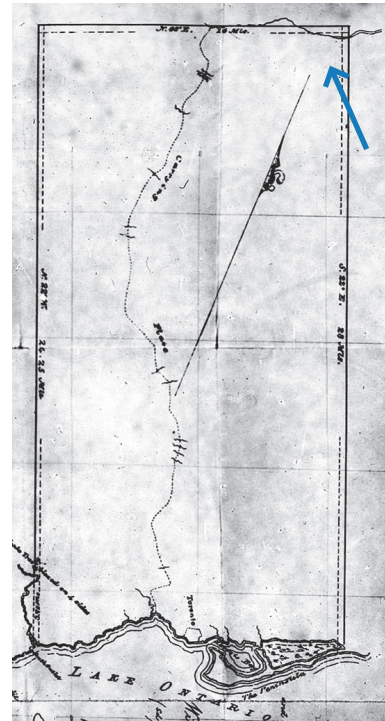
As a result, the British negotiated the first “Toronto Purchase” Treaty with the Mississaugas at the Bay of Quinte in 1787 – although the deed contained no accurate description of the lands purchased and lacked signatures. This prompted the second “Toronto Purchase” Treaty in 1805. The Site is located within Treaty 13 boundaries.

The 1805 “Toronto Purchase” Treaty was later subject to a successful land claim by the Mississaugas of the Credit in 2010, which found that the Crown obtained more land than originally agreed upon for an unreasonable sum.

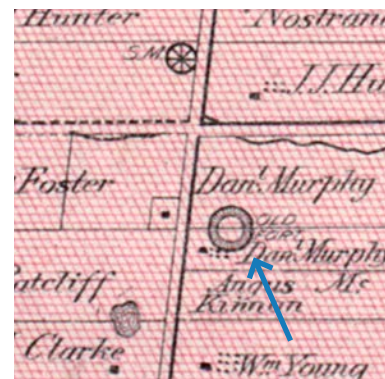
Yonge Street and Early European Settlement

In 1792, the colonial administrators of Upper Canada divided the province into 19 counties, which were further subdivided into townships for the purposes of surveying and settlement. The Site was located in Whitchurch Township, in the County of York.

Shortly after moving the capital of Upper Canada to York (present-day Toronto), Lieutenant Governor John Graves Simcoe began planning major transportation routes to support both defence and development. In 1793, he ordered the construction of Yonge Street, a road extending north from York to Lake Simcoe. The initial clearing of Yonge Street was undertaken by the Queen's Rangers, while nearby property owners were later responsible for its maintenance and further clearing. Conceived as a strategic military route to protect Upper Canada from potential American invasion, Yonge Street was also recognized for its potential to facilitate commercial activity and settlement. As a military road, Yonge Street was designed to follow a straight route from York to Holland Landing, deviating slightly only where topography required. Yonge Street opened in 1796, providing a significant impetus for settlement of lands north of York along its route.



1805, Map of the Toronto Purchase. The approximate location of the Site is indicated with a blue arrow (City of Toronto Archives; annotated by ERA).



1878 county atlas showing the ancestral Huron village known as Old Fort, or the Aurora Site, indicated with a blue arrow (McGill University; annotated by ERA).



1818, Map of the Province of Upper Canada created by Surveyor General David William Smith. The approximate location of the Site is indicated with a blue arrow (Digital Archive Ontario; annotated by ERA).

Yonge Street served as the dividing line between King and Whitchurch townships, with Whitchurch located to the east and King to the west. Each township was surveyed into numbered concessions running south to north, with each concession composed of a series of roughly 200 acre lots. The Site formed part of Lot 81, Concession 1 in Whitchurch Township.

Whitchurch Township

The area historically known as Whitchurch Township was surveyed in 1800 by John Stegmann, a surveyor for the government of Upper Canada, with partial surveys completed earlier. Settlement in the township began in 1795, with some of the earliest landholders being Huguenots from France. This group, led by the Comte de Puisaye, initially settled near Oak Ridges (now part of Richmond Hill) but did not remain in the area. Early patentees at the end of the 18th century

included Loyalists, government officials and military personnel, though many did not settle, opting instead to sell their grants.

The first significant wave of permanent settlement occurred with the arrival of Timothy Rogers, a Quaker from Vermont. In 1802, Rogers was granted 1,000 acres on the condition that he bring 40 settlers to the area, which he successfully accomplished. These settlers, predominantly Quakers from Pennsylvania, established a community that would eventually grow into Newmarket.

Settlement in Whitchurch Township was often concentrated around natural resources, including waterways, fertile land, and timber. The Oak Ridges Moraine, a prominent ridge of high land running east to west, also influenced settlement patterns, with villages and hamlets often developing to the north or south of the moraine. By the mid-19th century, the township had evolved to include numerous hamlets and three key villages: Newmarket (incorporated in 1858), Aurora (1863), and Stouffville (1877).

Early History of the Town of Aurora

Aurora's origins reflect the broader settlement patterns of Whitchurch Township. The community, informally known as Machell's Corners after Richard Machell, a general store owner at the Yonge and Wellington Street crossroads, began to grow in the early 19th century.

The first post office was established in 1846 under the name Whitchurch. In 1854, it was renamed Aurora. The growing community at Machell's Corners was incorporated as a village under the name Aurora in 1863 and officially became a town in 1888.

The arrival of the railway spurred further growth. The Ontario, Simcoe, and Huron Union Railroad reached the area in 1853, followed by the Toronto and Nipissing Railway in 1871. While Aurora began as an agricultural community, it increasingly industrialized in the late 19th century. Businesses and factories flourished along the Yonge Street corridor.

Agriculture remained significant in Aurora's early economy. Flour and grist mills, built around 1827, processed grains from local farms. The founding of Fleury's Aurora Agricultural Works in 1859 marked an important shift toward industrial development. This foundry,

later known as J. Fleury's Sons, became the town's largest employer, manufacturing agricultural implements.

Aurora experienced rapid growth in the 1950s, driven by new industries and residential developments, such as the Sterling Drug plant and the Aurora Heights subdivision. In 1971, the town expanded its boundaries and became part of the Regional Municipality of York.

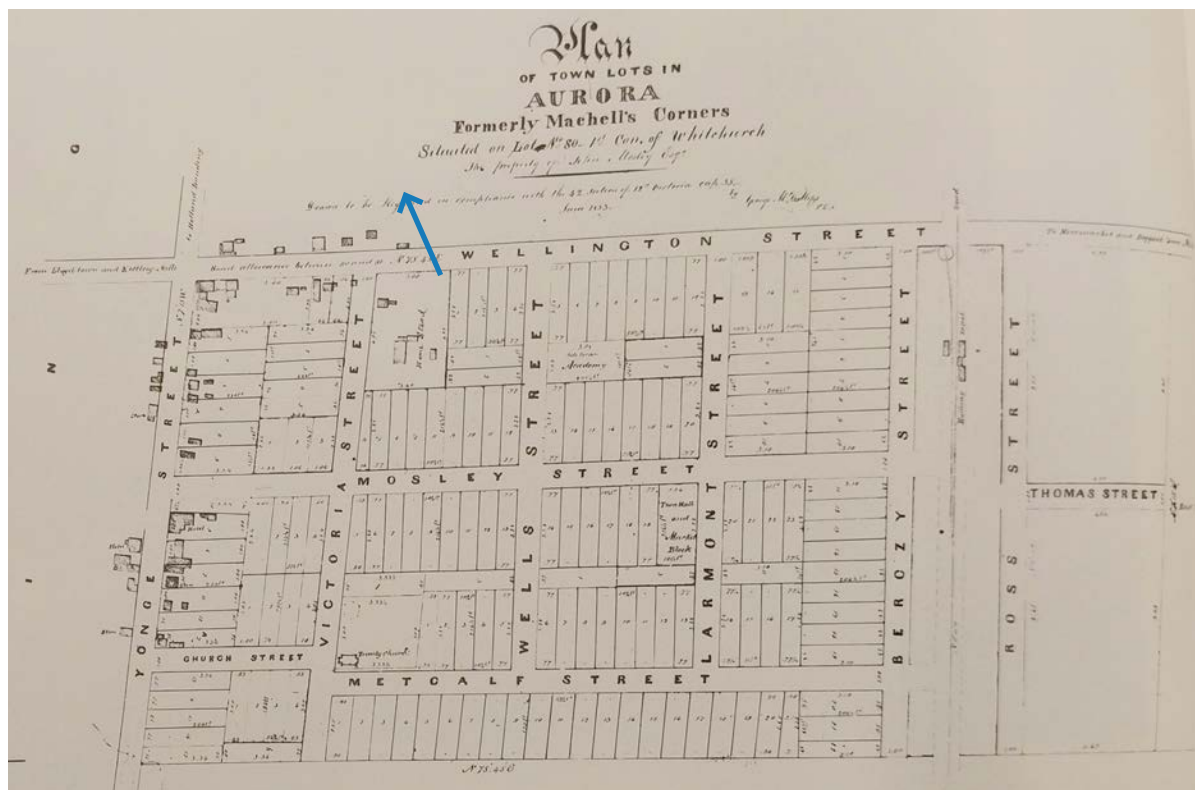
3.3 Site History

Early Parcel History

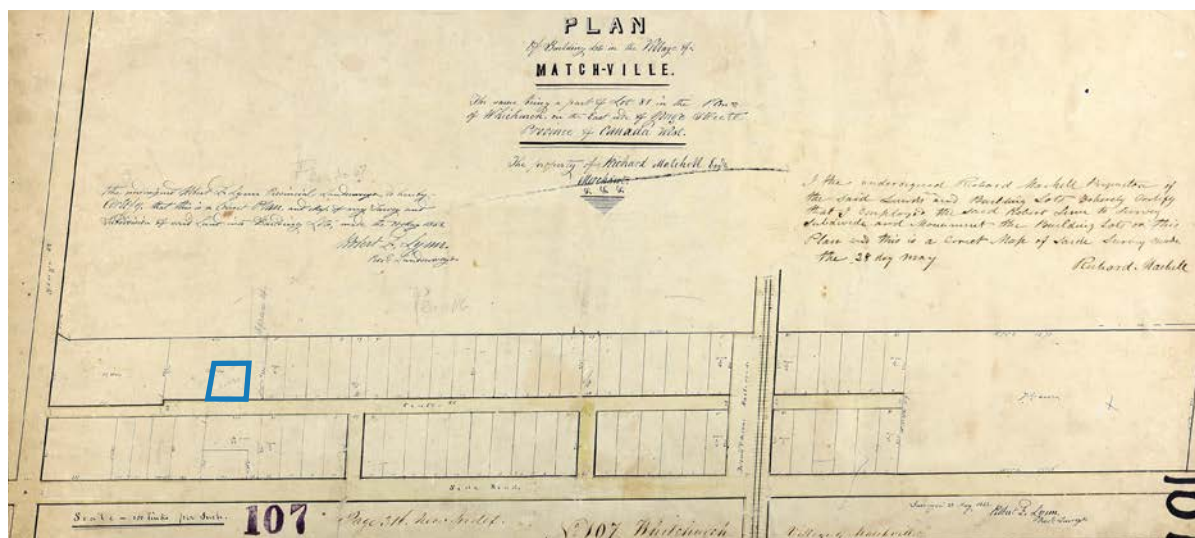
Historically, the Site formed part of the southwestern corner of Lot 81, Concession 1 in Whitchurch Township. In 1803, Abner Miles was granted the 190 acres of land that constituted the entirety of Lot 81, Concession 1 in the Township of Whitchurch by the Crown. Upon his death in 1806, son James Miles inherited the land, which he sold in 1827 to Hannah Playter, his mother and the widow of Abner Miles. Between 1834 and 1836, Hannah Playter divided the parcel, selling portions of the 190 acres to Clayton Webb, Weldon Playter, and Richard Machell. The two transactions with Richard Machell took place in 1834 and in 1836, amounting to approximately 30 acres of land at the western portion of Lot 81.



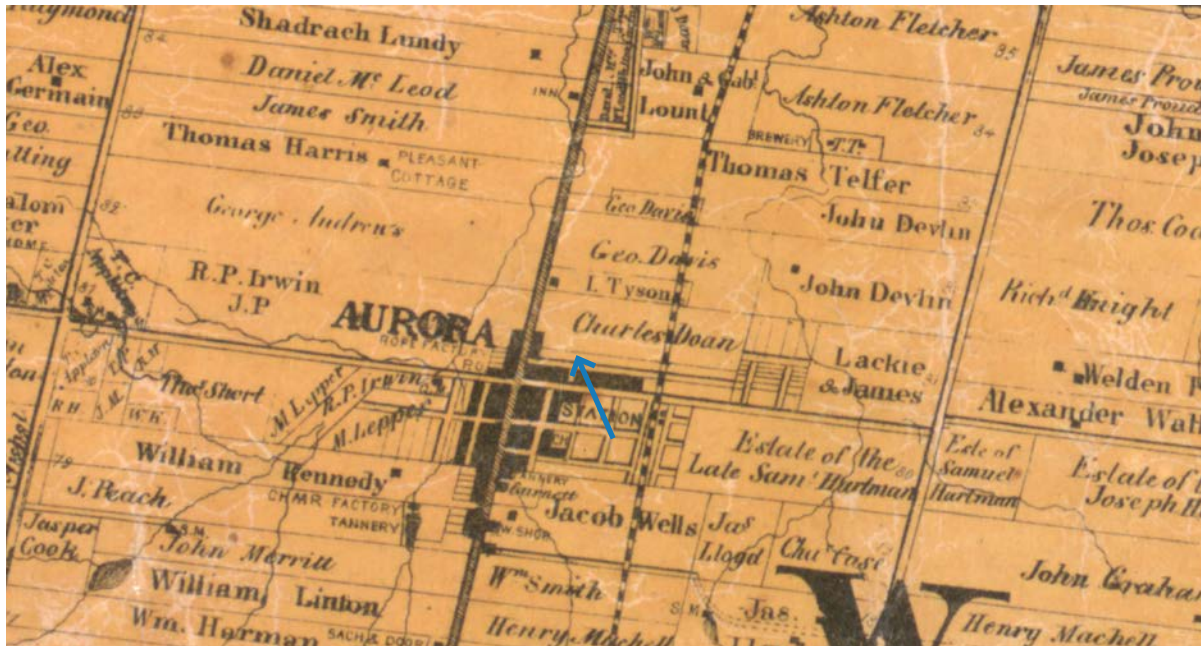
Circa 1870 looking north on Yonge Street from Tyler Street (McIntyre, 1988).



1854 plan of subdivision of John Mosley's farm south of Wellington Street, with a blue arrow indicating the Site (McIntyre, 1988; annotated by ERA).



1853 plan of subdivision of Richard Machell's land north of Wellington Street, with the Site outlined in blue (McIntyre, 1988; annotated by ERA).



In 1853, Richard Machell subdivided the land he had purchased north of Wellington Street into building lots, calling the area “Match-Ville”, presumably after the original hamlet’s name as Machell Corners. In contrast, when John Mosley subdivided his farm south of Wellington Street into building lots in 1854, the plan of subdivision adopted the new name for the community, “Aurora”, as proposed by the postmaster Charles Doan.

On the 1853 Plan for Match-Ville, the Site comprises part of a larger lot to which a lot number is not assigned. It is not clear whether there were structures on the Site at this time.

In 1854, Richard Machell sold the parcel of land containing the Site to John Thomas Gurnett, along with three other building lots in the subdivision. In 1856, John Gurnett sold the land to Robert P. Irwin. In 1871, Robert Irwin sold a portion of the land, amounting to 156 perches and including the Site, to Franklin Wixson, who sold it the following year to Thomas Telfer. In 1873, Thomas Telfer sold the land to George Russell. George Russell sold the land to Harriet A. Irwin in March 1880, who in September sold the land to John Johnson.

Site History Post-1880

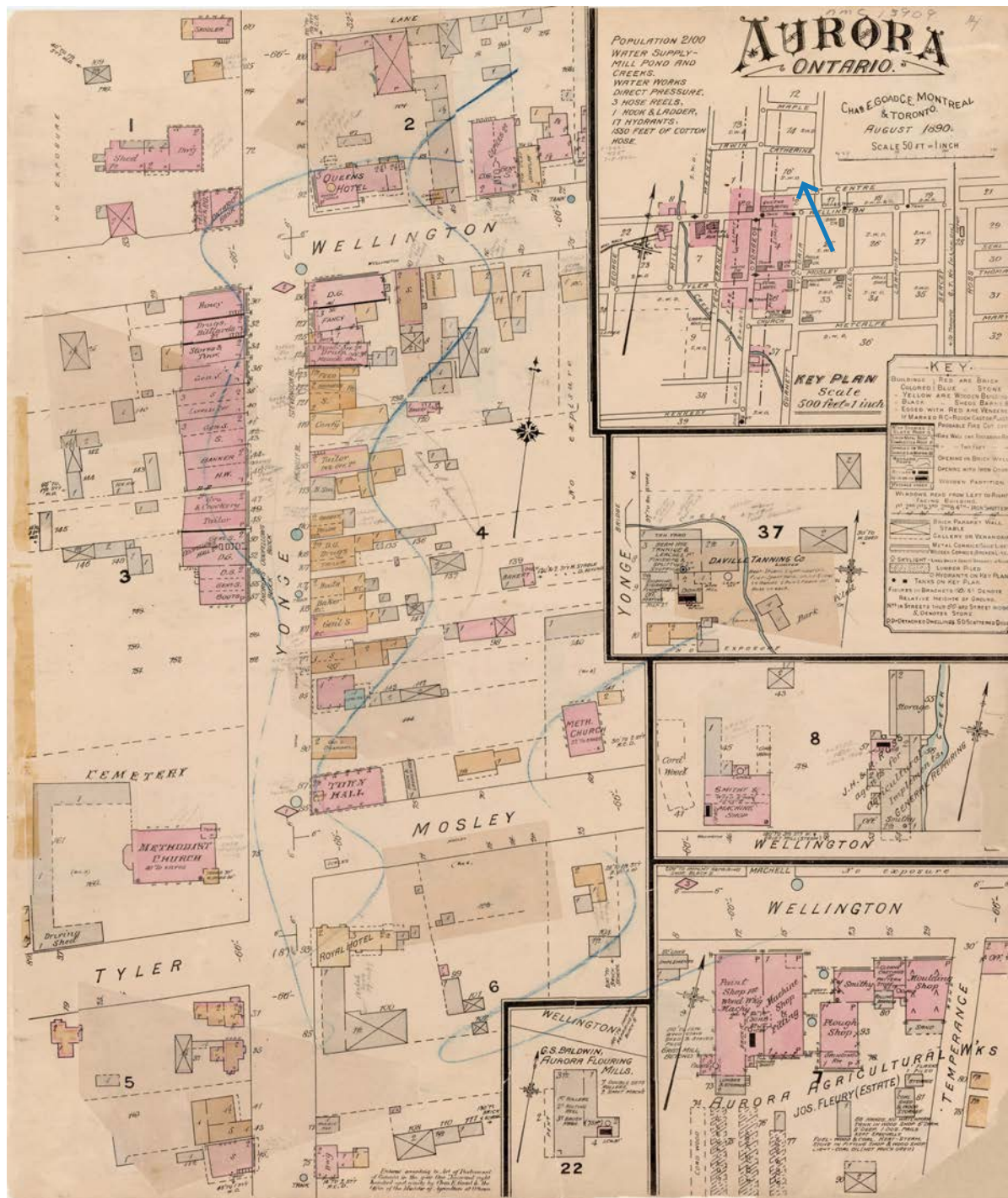
In 1882, tax assessment roll records show John Johnson as residing on the corner of Spruce and Centre Streets, with 1 acre in his possession. It is not clear whether the dwelling he was residing in is the same as the dwelling on the property now.

In 1886, John’s son Charles Johnson sold the property to John C. Davis, a carpenter born in King Township. In both the 1891 and 1901 census, John Davis was listed as living with his daughter Sarah Eade and son-in-law David Eade in a wooden house on Spruce Street. In the 1891 census, the house was described as a two-storey, wooden structure with seven rooms, while in the 1901 census it was described as a one-and-a-half-storey wooden house with six rooms. In 1901, there was an outbuilding on the property.

David Eade died in 1904, leaving behind Sarah Eade, and children Elinora, aged 23, and Norman, aged 25. In 1907, John Davis passed away as well. Upon John’s death, the property was transferred to his daughter, Sarah Jane Eade. By the time of the tax assessment for 1910, Mrs. Eade had moved from the property, which she had owned since 1908, and the house was occupied by tenant A.E.D. Bruce, his wife

A very sudden death occurred here Sunday night in the person of Mr. John Davis of Spruce street. Although the old gentleman has been falling in health for some time nothing serious was anticipated. He has been residing with his daughter, Mrs. David Eade, for some years and on Sunday was about the house as usual and retired Sunday evening at his usual time. On Monday morning not appearing Mrs. Eade went to his room and was horrified to find him dead. He had apparently passed away without a struggle. Deceased was born in township of King 79 years ago. Early in life he learned the carpenter trade which he followed for several years, and some years ago retired from business and came to reside with his daughter, Mrs. Eade. Deceased was a man of sterling worth whose word was as good as his bond. He leaves one daughter, Mrs. Eade and six grand children. The funeral took place on Wednesday afternoon and was attended by many friends and relatives.

In September 1907, John C. Davis passed away, at which point his daughter, Sarah Eade, purchased the property, keeping it until 1910 (Aurora Banner, 20 September 1907).



1890 fire insurance plan of Aurora. The location of the Site is indicated with a blue arrow (Library and Archives Canada; annotated by ERA).

Eliza Bruce, and their three children. By September 1910, Mrs. Eade sold the property to Robert Hoiles. Within weeks of the purchase, Mr. Hoiles sold the property to his daughter Merab, and her husband Wilmot Watson, a dairyman. An article published in the *Aurora Banner* in October 1910 details Wilmot Watson's sale of his farm on Lot 82, Concession 1, though it does not mention Mr. Hoiles.

The Watson family, including Mr. Hoiles and his wife, moved to the property sometime between late 1910 and early 1911. The 1911 census lists Robert Hoiles and his wife Martha Anne, as well as Merab and Wilmot and their three-month-old son Wentworth, residing on Kennedy Street. Tax assessment roll records from 1911, however, list Wilmot Watson as a resident at the property on Spruce Street. In December of 1910, an advertisement in the *Aurora Banner* lists Mr. Watson's address as Spruce Street. In March 1910, prior to the move, Wilmot Wilson had purchased a milk business from Mr. Lorne A. Hartman. The article in the *Aurora Banner* read: "Mr. Lorne A. Hartman has sold his milk business to Mr. Wilmot Watson, who commenced delivering on Monday." An advertisement for Mr. Watson's dairy appeared in the *Aurora Banner* in December 1910.

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Some Reasons Why Watson's Bottled Milk is Gaining More Favors

Because we have a first-class dairy. The only dairy in town with cement floors and walls, which are kept clean every day with plenty of water. This lessens the chance of any germs lurking around as on wooden floors, which milk is so susceptible to.

Our milk is here clarified, strained and bottled so that it has no chance to gather germs in the delivery as in the old way of delivering in the pail, which is to say the least not the cleanest way of handling one of the first foods which we are raising our children on.

COMPARE THE OLD WAY WITH THE NEW

Fingers in the milk in dipping it. Dust flying when it is dry, and muddy dirty water when it is wet. Flies in the pitcher after setting on the doorstep for 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 sterilized as soon as they come in.

In the City of Toronto the Health Department have compelled all the dairymen to deliver their milk 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 TOWN WHERE YOU CAN BUY YOUR MILK UNDER ANY UP-TO-DATE SANITARY REGULATIONS. PHONE 54 K.

W. M. WATSON

Elm Leaf Dairy Aurora

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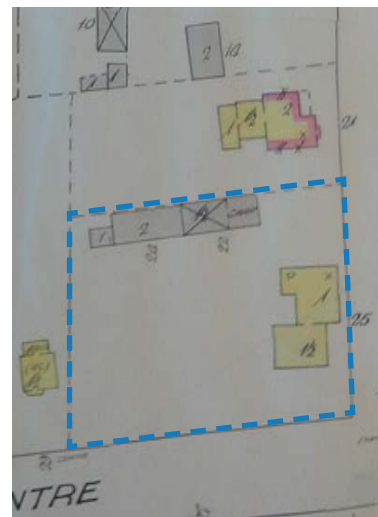
Left: advertisement for Wilmot Watson's dairy, here called "Elm Leaf Dairy", two years after the first advertisement appeared for Watson's business in the *Aurora Banner* (*Aurora Banner*, 25 October 1912).



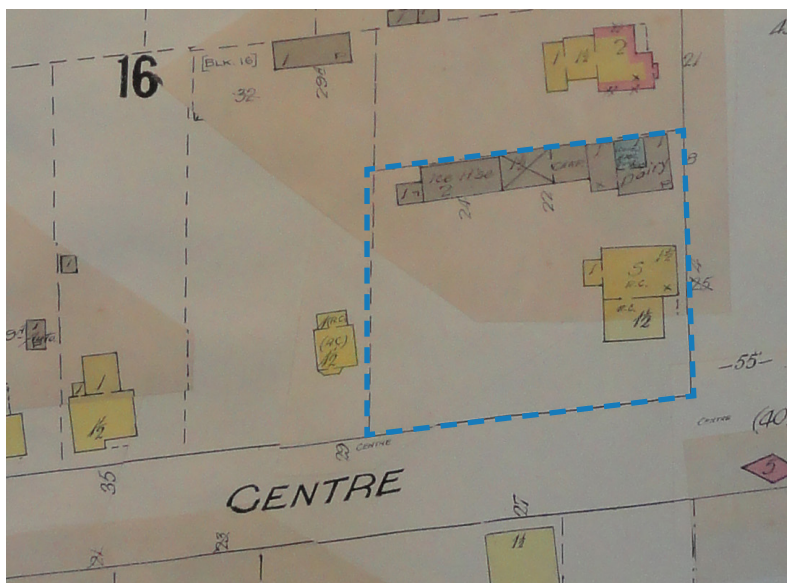
1919 aerial photograph of the Site, dashed in blue. The dwelling and several outbuildings, are visible. The new dairy building present on the 1927 fire insurance plan has not yet been constructed (Aurora Museum and Archives; annotated by ERA).

The 1913 revision to the 1904 Fire Insurance Plan for the Town of Aurora shows a frame building on the Site with a one-and-a-half-storey southern portion, and a one-storey northern portion. A series of outbuildings ranging in height from one to two storeys are located at the northwestern corner of the property, including a carpentry shop nearest to the street, with a stable and a two-storey structure behind that, and a one-storey shed at the rear.

Advertisements for Watson's dairy continued until November 1912, when the dairy business, along with the property, was sold to Mr. William Osborne. Over the next few years, the property changed hands several times: first to William Osborne, then to Thomas Spaulding in 1913, before being purchased back by Mr. Watson. Between 1912 and 1913, Mr. Watson, Merab, and Mr. Hoiles were living in Barrie, where Mr. Watson had purchased a business. In February of 1913, Mr. Hoiles passed away in Barrie, and in October of that year, the family moved back to Aurora.



1913 fire insurance plan of Aurora, with the Site dashed in blue (Aurora Museum and Archives; annotated by ERA).



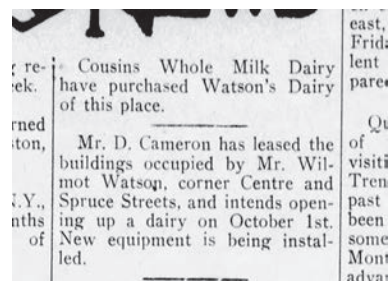
1927 fire insurance plan of Aurora, with the Site dashed in blue (Aurora Museum and Archives; annotated by ERA).

Back in Aurora, Wilmot Watson continued running Watson's Dairy. In the 1921 census, Wilmot and Merab were listed as living at the house on Spruce Street with their three children Lloyd, Mary, and Wentworth.

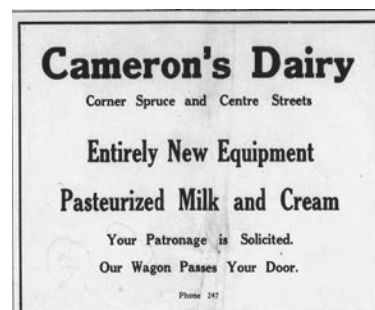
The property was mortgaged in 1921 and 1925, though advertisements for the dairy continued to appear in the newspaper until at least 1926. The 1927 Fire Insurance Plan shows evidence of a dairy operation. By this point, the house had been rough-cast, and the northern portion, potentially rebuilt or renovated after 1913, turned into a shop. A dairy



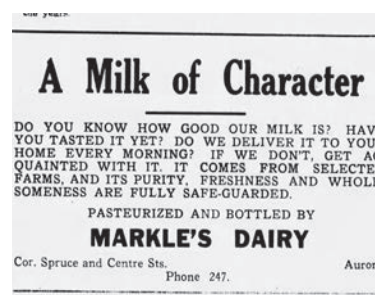
Aurora Dairy building, constructed 1938 on the northeast corner of Yonge and Centre Streets and demolished in 1984 (McIntyre, 1988).



Two years prior to Watson's foreclosure on the property and business, Mr. D. Cameron of Cousins Dairy begins leasing the dairy buildings on the Site (Aurora Banner, 28 September 1928).



By October 1928, Mr. Cameron is running the dairy business on the Site (Aurora Banner, 5 October 1928).



The dairy on the corner went as Markle's Dairy beginning in 1930, after William Markle came to an agreement with the new owner of the property following the foreclosure by Watson (Aurora Banner, 4 April 1930).

building had been added close to Spruce Street at the northern edge of the property, and the two-storey outbuilding converted into an ice-house.

In 1925, Merab Watson died, and two years later, Mr. Watson had remarried. By September of 1928, Mr. Watson was no longer running the dairy, and the Aurora Banner reported that Mr. Cameron has leased the dairy buildings on the property and was installing new equipment. An article from December of that year mentioned the improvements that had taken place at the dairy.

Foreclosure on the property occurred in 1930, and by the 1931 census, Mr. Watson was living in Mount Albert in East Gwillimbury Township with his new wife and three children, where we worked as a hotel keeper. In 1930, William Markle came to an agreement with William Ough, the new owner of the property, and the name “Markle’s Dairy” began to appear in the newspaper. A series of changes in ownership took place before 1934, when the property was purchased by Charles E. Sparks and his wife Annie. Charles, Annie, and their adult son Charles Lyle Sparks operated the dairy and lived on the property. In 1938, the elder Sparks also purchased a parcel of land on the northeast corner of Centre and Yonge Streets, building a new Aurora Dairy Building. Mr. Sparks entered municipal service in 1935, serving as reeve of Aurora between 1941 and 1947.

The Sparks continued to live on the property and operate the business until the early 1940s. By the 1944 tax assessment, the house was occupied by tenants.

In 1946, the year before Mr. Sparks’ retirement, the property was severed twice, creating two new lots with frontage on Spruce and Centre Streets respectively, which were sold. It is likely that the dairy buildings were demolished following the severance and sale of the northern portion of the lot. The dwelling at 16 Spruce Street is currently located where the former dairy stood.

After the deaths of Mrs. Sparks in 1950 and Mr. Sparks in 1951, the property passed into the hands of their three children, who entered a legal battle with John Banbury over the property. A Certificate of Judgment was issued by the Supreme Court of Ontario in 1955, when the property settled into long-term ownership by James Wood.



(Toronto Star, 29 September, 1948).

FORMER AURORA REEVE, WIFE MARK GOLDEN ANNIVERSARY

MR. AND MRS. CHARLES E. SPARKS

Aurora, Sept. 29—Mr. and Mrs. Charles E. Sparks celebrated their golden anniversary at home at 16 Spruce Street.

Fond of farm life, he took out farm land at Westover, Wentworth county, and here he met his bride, whom he married in 1898. After 16 successful farming years, the Sparks moved to Hamilton, where Mr. Sparks was employed with a farm implements firm for six years. Moving to St. Catharines, he purchased a flour and feed business, which he operated for 10 years before coming to Aurora in 1934.

Here he established the Aurora Dairy. Business expanded to such an extent that a few years later he built a \$20,000 plant. Because of health reasons he sold out in 1945 to his son.

A public-spirited person, Mr. Sparks found his interest centred in municipal life and says he has enjoyed every minute of it. In Wentworth county he served on Beverley township council for 10 years, six years as reeve.

In Aurora he entered municipal service in 1935, continuing for 10 years, and his retirement in 1947 because of a sudden illness came after six years as reeve of Aurora.

Mr. Sparks is a 32-degree Mason, a member of Aurora Lions club, and an official of the session board of Aurora United church. His wife is associated with the women's organizations of the church, and was interested in Aurora Women's institute work. She recalls attending the organization of Women's institute.

(Toronto Star, 29 September, 1948).

4 CULTURAL HERITAGE EVALUATION

The Site is included in the Northeast Old Aurora HCD. In summary, the statement of value for the HCD recognizes the development and growth in the area from the mid-19th through mid-20th century as an industrializing village. The development patterns originated in response to the prosperity promised by the arrival of Canada's first railway line, the Ontario Huron and Simcoe Railway. Currently, the District contains a compact collection of (residential) buildings from this period with a wide range of styles from Edwardian Classical, Queen Anne Revival to Ontario Victorian, many largely intact. The District is characterized by buildings with a compatible scale, mature streetscape, and historic lot patterning.

While the existing building at 10-12 Spruce Street was built during this time period, the design/physical, historical/associative, and contextual value of the building on the Site has been significantly diminished through substantial alterations over time, reducing its legibility as a late 19th-century dwelling. Though the existing building exhibits some of the HCD's heritage attributes pertaining to its historic lot patterning, the substantial alterations have reduced its ability to communicate the historical associations to the Site's history and overall contribution to the District's cultural heritage value.

As directed by Heritage Planning Staff, ERA evaluated the Site for potential cultural heritage value against O.Reg. 9/06 criteria under the OHA. This assessment is provided on the following pages.

Value (quoted from Ontario Reg. 9/06)	Meets Criteria? (Y/N)	Assessment of 10-12 Spruce Street
<i>1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.</i>	N	10-12 Spruce Street is not a rare, unique, representative, or early example of a style, type, expression, material, or construction method. While the dwelling on the property was constructed in the late 19th century, substantial alterations over time, including the removal of chimneys, extensions and additions, and the complete overcladding of all exterior elevations, have reduced its architectural integrity and legibility to the point where it is scarcely recognizable as a 19th-century structure.
<i>2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.</i>	N	10-12 Spruce Street displays modest craftsmanship and design typical of the industry standard of its time.
<i>3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.</i>	N	10-12 Spruce Street does not demonstrate a high degree of technical or scientific achievement.
<i>4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.</i>	N	10-12 Spruce Street does not have direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community. There is some associative value with the dairy located on the lands including the Site between approximately 1912 and 1946. However, while several of its operators owned and resided in the existing dwelling at 10-12 Spruce Street, there is no direct evidence that the extant building directly supported the dairy operation. While there is some evidence that there was a storefront on the Site that may have supported the operation, archival documentation does not definitively confirm this and this cannot be confirmed. No evidence of the storefront remains. Additionally, the severance of the northern portion of the Site, known today as 16 Spruce Street, separated 10-12 Spruce Street from the former dairy buildings. Therefore, the Site no longer exemplifies any physical evidence of the former dairy on the lands that included the Site, or the dairy industry in Aurora more generally.

5. <i>The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.</i>	N	10-12 Spruce Street does not offer new knowledge or information that contributes a greater understanding of particular aspects of the community's history or culture.
6. <i>The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</i>	N	Archival research did not reveal an architect or builder for 10-12 Spruce Street, and building records do not exist for the property. At this time, 10-12 Spruce Street is not known to directly demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.
7. <i>The property has contextual value because it is important in defining, maintaining or supporting the character of an area.</i>	N	10-12 Spruce Street supports the mature streetscape of Spruce Street and the character of the surrounding area within the Northeast Old Aurora HCD. While it does, like the majority of the District's buildings, exhibit elements identified in the HCD Plan's Statement of Heritage Value, including its low-scale, single-detached character with a consistent setback, it can no longer be read as a building in an historical architectural style prevalent between 1865 and 1930, as articulated in the HCD Plan.
8. <i>The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.</i>	N	Like all properties, 10-12 Spruce Street is physically, visually and historically linked to its surroundings; however, it does not exhibit a relationship to its broader context that is important to understand the meaning of the property and/or its context.
9. <i>The property has contextual value because it is a landmark.</i>	N	While 10-12 Spruce Street is prominently sited by virtue of being located on a larger lot at the corner of two streets where it is visible from the public realm, it is not more visually prominent than other buildings in the vicinity. As such, 10-12 Spruce Street is not considered to be a landmark.

In conclusion, the above evaluation for 10-12 Spruce Street under O.Reg. 9/06 indicates that the property does not meet two or more criteria to warrant designation under Part IV, Section 29 of the OHA.

5 CONDITION ASSESSMENT

ERA performed a visual inspection of 10-12 Spruce Street in January 2025. Architectural features including but not limited to the visible exterior masonry (a single chimney), vinyl siding and trim details, vinyl windows and doors, roof details, and the flashings and rainwater management systems (gutters and downspouts) were reviewed on each elevation. The interior spaces were not included in the review and the condition assessment did not include the structural, mechanical, electrical, or plumbing systems or elements for the building. Scaffolding or mechanical lift access was not available for a close-up inspection of the areas above the first storey.

Overall, the main elevations appeared to be in fair condition with some areas in poor condition.

- The vinyl siding on each elevation appeared to be in fair condition in most areas with some open joints and separation of the siding from the substrate behind it. Soiling and/or organic growth on the vinyl surfaces was present in most areas.
- The windows and doors appear to be modern vinyl inserts which appeared to largely be functioning as intended. The typical lifespan of vinyl windows is approximately 20–40 years; it's unknown when the modern windows were installed. They generally appeared to be in fair condition with usual signs of wear.
- Metal awnings have been installed over the windows and doors in most locations. They appeared to be in fair condition, functioning as intended with some soiling and minimal rusting. The black metal window shutters adjacent to the windows appeared to be in similar condition.
- The painted wood details on the rear porch appeared to be in fair to poor condition, with peeling paint and some wood rot present, along with some open joints between the various wood components.
- The modern, light grey brick chimney appeared to be in fair condition with minimal open mortar joints and some spalling of the unit bricks at the top of the chimney.

DEFINITION OF TERMS

The building components were graded using the following assessment system:

Excellent: *Superior aging performance. Functioning as intended; no deterioration observed.*

Good: *Normal Result. Functioning as intended; normal deterioration observed; no maintenance anticipated within the next five years.*

Fair: *Functioning as intended. Normal deterioration and minor distress observed; maintenance will be required within the next three to five years to maintain functionality.*

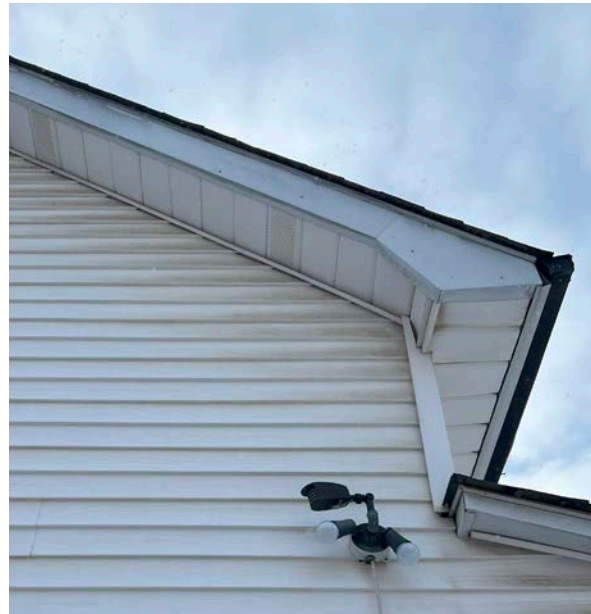
Poor: *Not functioning as intended; significant deterioration and distress observed; maintenance and some repair required within the next year to restore functionality.*

Defective: *Not functioning as intended; significant deterioration and major distress observed, possible damage to support structure; may present a risk; must be dealt with immediately.*

- The asphalt shingles on the roof were largely obscured by snow, but where visible they appeared to be in fair condition and they have not yet reached the end of their serviceable lifespan. The metal soffits, facias and flashings appeared to be in good condition.
- Roof vents are present and appeared to be functioning on both sides of the gable roof.
- The gutters and downspouts appeared to be intact and functioning as intended, without any obvious areas of disconnection or damage.



Vinyl siding at the north (side) elevation in fair condition, with some soiling and organic growth visible (ERA, 2025).



Vinyl siding and metal soffits, fascia, and flashing in fair condition (ERA, 2025).



Modern vinyl window inserts, contemporary door, and metal awnings in fair condition (ERA, 2025).



Modern vinyl windows and metal awnings and shutters at the north (side) elevation in fair condition. Modern brick chimney in fair condition with minor deterioration towards the top (ERA, 2025).



Painted wood on the rear porch in fair to poor condition (ERA, 2025).

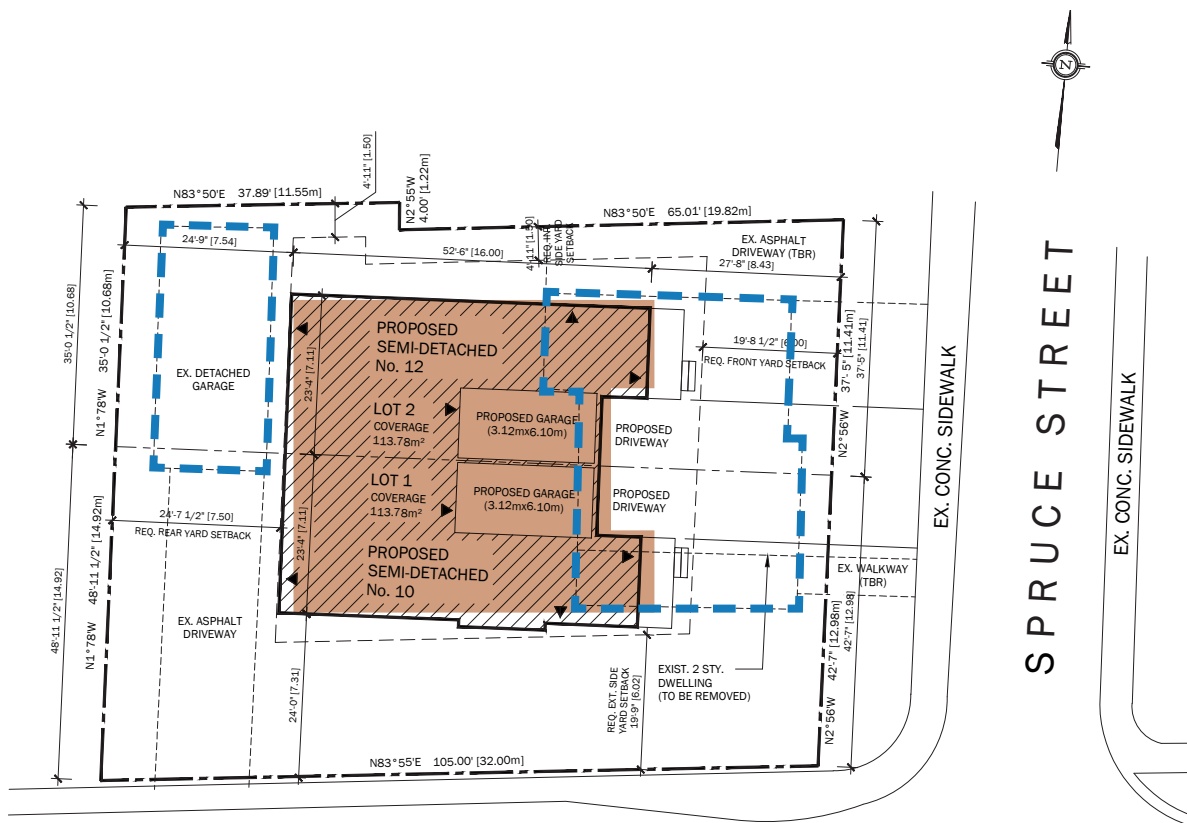


Close-up photo of the unusual downspout configuration at the principal (east) elevation (ERA, 2025).

6 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development anticipates the construction of a two-storey, semi-detached residential building with a shared driveway off of Spruce Street. The proposed building complements the immediate physical context and streetscape, with a similar height, width, orientation, and setback. The varied massing and articulation of each semi-detached unit reflects the varied scale of the District.

The existing structures on the Site are proposed to be demolished.



Proposed site plan with the footprint of the existing dwelling and detached garage on the Site dashed in blue, with new construction shaded in orange (ICR Associates Inc., 2025; annotated by ERA).

6.1 Design Approach

The proposed development incorporates a number of design considerations that respond to the varied character along Spruce and Centre Streets, as well as the historic residential character of the District more broadly. The design of the new building references the Edwardian Classical style through its materiality, proportions, and detailing. A full conformity analysis of the proposal against the applicable HCD Plan's policies and guidelines is provided in Appendix B.



Rendering of the proposed principal (east) elevation, with a portion of the south elevation visible (ICR Associates Inc.; annotated by ERA).

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|--|---|---|
| A 6 metre front yard setback, consistent with the neighbouring buildings on the west side of Spruce Street. | D Use of an appropriate material palette including red brick and wood garage doors, consistent with materiality found in the District. | F Varied articulation, window and side door openings along the south elevation facing Centre Street, providing animation along this more commercially active frontage. |
| B Two-storey height (10m), consistent with the building heights in the District. | E Varied massing and articulation of each semi-detached unit to reflect the varied scale of the District. | |
| C Front porch at the main entrance to each dwelling, contributing to a more active and varied streetscape. | | |

7 HERITAGE POLICY REVIEW

Planning Act, R.S.O. 1990

Section 2. d) of the Planning Act clarifies provincial jurisdiction over the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.

Provincial Planning Statement, 2024

The PPS guides the creation and implementation of planning policy across Ontario municipalities, and provides a framework for the conservation of heritage resources, including the following relevant policies:

4.6.1 Protected heritage property, which may contain built heritage resources* or cultural heritage landscapes, shall be conserved*.*

4.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.*

York Region Official Plan, 2022

The York Region Official Plan sets the direction for growth and development across the nine municipalities that comprise York Region. The plan identifies Cultural Heritage as part of the foundation for complete communities and provides policies that “are designed to promote and celebrate cultural heritage activities and conserve cultural heritage resources”.

The Cultural Heritage policies contained in Section 2.4 outline the need to conserve cultural heritage, including built heritage resources and cultural heritage landscapes, and require municipalities to adopt policies to advance this objective.

Town of Aurora Official Plan, 2024

Aurora’s long-term vision includes the conservation and enhancement of cultural heritage resources and recognizes the important role cultural heritage plays in fostering community identity and local sense of place.

Section 13 of the Official Plan directs the conservation of cultural heritage resources, with objectives that aim towards (a) conservation, enhancement; (b) preservation, restoration, rehabilitation; and (c)

Protected Heritage Property: means property designated under Part IV or VI of the Ontario Heritage Act; property included in an area designated as a heritage conservation district under Part V of the Ontario Heritage Act; property subject to a heritage conservation easement or covenant under Part II or IV of the Ontario Heritage Act; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites (PPS, 2024).

Conserved: means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches should be included in these plans and assessments. (PPS, 2024).

promotion of, and public involvement in, managing cultural heritage resources.

13.1 Objectives

- a) *Conserve and enhance recognized cultural heritage resources of the Town for the enjoyment of existing and future generations;*
- b) *Preserve, restore and rehabilitate structures, buildings or sites deemed to have significant historic, archaeological, architectural or cultural significance and, preserve cultural heritage landscapes; including significant public views; and,*
- c) *Promote public awareness of Aurora's cultural heritage and involve the public in heritage resource decisions affecting the municipality.*

13.3 Policies for Built Cultural Heritage Resources

- i) *Heritage resources will be protected and conserved in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada, the Appleton Charter for the Protection and Enhancement of the Built Environment and other recognized heritage protocols and standards. Protection, maintenance and stabilization of existing cultural heritage attributes and features over removal or replacement will be adopted as the core principles for all conservation projects.*
- j) *Alteration, removal or demolition of heritage attributes on designated heritage properties will be avoided. Any proposal involving such works will require a heritage permit application to be submitted for the approval of the Town.*

Town of Aurora Northeast Old Aurora Heritage Conservation District Plan, 2006

4.4.3 Demolition of Non-Heritage Buildings

Generally, where non heritage buildings are supportive of the character of the heritage conservation district, the replacement building should also support the district character.

4.5 New Residential Buildings

New residential buildings will have respect for and be compatible with the heritage character of the District. Designs for new residential buildings

will be based on the patterns and proportions of 19th-century and early 20th-century building stock that are currently existing or once existed in the District. Architectural elements, features, and decorations should be in sympathy with those found on heritage buildings.

4.5.1 Design Approach

- The design of new buildings will be products of their own time, but should reflect one of the historic architectural styles traditionally found in the District.*
- New residential buildings will complement the immediate physical context and streetscape by: being generally the same height, width, and orientation of adjacent buildings; having similar setbacks; being of like materials and colours; and using similarly proportioned windows, doors, and roof shapes.*
- New residential building construction will respect natural landforms, drainage, and existing mature vegetation.*
- Larger new residential buildings will have varied massing, to reflect the small and varied scale of the historical built environment.*
- The height of new residential buildings should not be less than lowest heritage building on the same block or higher than the highest heritage building on the same block. Historically appropriate heights for new residential buildings are considered to be 1-½ to 2-½ storeys, subject to an actual height limit of 9 metres to the mid-slope of the roof.*
- New residential building construction in the District will conform with the guidelines found in Section 9.5.2.*

8 ANALYSIS OF IMPACT & MITIGATION

8.1 Impact Assessment

This section evaluates the impacts of the proposed development on the Site and the HCD as a whole, with reference to the applicable criteria in the Ontario Heritage Toolkit (refer to sidebar).

On-Site Cultural Heritage Resources

The Site is designated under Part V of the OHA as it is located within the HCD. The assessment in Section 4 of this report concluded that the Site no longer significantly contributes to the District and does not carry sufficient cultural heritage value to meet the O.Reg. 9/06 criteria for designation under Part IV, Section 29 of the OHA. The removal of the existing building on the Site will not present a negative impact.

Northeast Old Aurora HCD

This section evaluates the impacts of the proposed development on the HCD. A full conformity analysis of the proposal against the HCD Plan's policies and guidelines is provided in Appendix B.

The proposed development will remove the building (and existing garage) on the Site, replacing them with a semi-detached residential building. The residential use of the Site will be maintained. While the removal of the existing building constitutes a change to the immediate street context, the proposed new building is sympathetic to and compatible with the District.

The Site is located at the south end of the HCD which is characterized by a varied streetscape, particularly along Centre and Wellington Streets. The proposed development fits in with this evolving area of the HCD.

Negative impact on a cultural heritage resource include, but are not limited to:

Destruction of any, or part of any, significant heritage attributes or features;

Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;

Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;

Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;

Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;

A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;

Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.

(Ontario Heritage Toolkit).



15 Spruce Street (ERA, 2025).



52 Centre Street (ERA, 2025).



20 Spruce Street (ERA, 2025).

The replacement of the existing building on the Site with a semi-detached residence will have minimal impact on the character of the District. The proposed new building is in keeping with the historically low-scale and residential streetscape in the HCD. While the proposed building is taller than the adjacent properties at 28 Spruce Street and 16 Centre Street, these structures are examples of small, one-storey infill buildings in an area where one-and-a-half to two-and-a-half-storey buildings are more common. Other properties located in proximity, but not considered adjacent to the Site as per the PPS definition of adjacency, contain buildings that are closer in height and massing to the proposed building, including 15 Spruce Street, 52 Centre Street, and 20 Spruce Street.

The proposed development will not have a negative impact on the District due to changes in land use or disturbance. The proposed development will not involve the removal or alteration of heritage resources in the District, nor will it contribute to their isolation from significant relationships. Additionally, the proposed development does not obstruct any prominent buildings or views associated with the heritage resources in the HCD.

8.2 Impact Mitigation Measures

As outlined in Section 6.1 of this report, the proposed development provides an urban design approach that ensures the proposal appropriately responds to its context and does not negatively impact the HCD. For this reason, further mitigation measures are not warranted.

9 CONCLUSION

This HIA finds that the impacts of the proposed development on the overall character of the District have been appropriately mitigated. The proposed new construction conserves the cultural heritage value of the HCD while introducing a new residential building.

In our professional opinion, the proposed development complies with all relevant municipal and provincial heritage policies, and meets the recognized professional standards and best practices in the field of heritage conservation in Canada.

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APPENDIX A: NORTHEAST OLD AURORA HERITAGE
CONSERVATION DISTRICT PLAN - STATEMENT OF
HERITAGE VALUE AND DESCRIPTION OF HERITAGE
ATTRIBUTES

2.0 Heritage Character and Heritage Statements

2.1 Examination

The consultants undertook an examination of the Study Area, as part of the Northeast Old Aurora Heritage Conservation District Study, which has been published in a separate volume.

The Study Area, shown in the map to the right, is very rich in heritage resources. Of the 173 properties, 117 are listed in the *Town of Aurora Inventory of Heritage Buildings*. This is an unusually high proportion for Heritage Districts.

The inventoried properties include examples of architectural styles ranging from Victorian Gothic through the early 20th century Arts and Crafts style. Many of these properties are worthy of designation under Part IV.

Note: Refer to the Inventory, published in a separate volume, for detailed descriptions of individual properties.

Three properties are designated under part IV of the *Ontario Heritage Act*:

- Horton Place, 15342 Yonge Street
- Hillary House, 15372 Yonge Street
- Morrison House, 74 Wellington Street East

Hillary House is also designated federally, as a National Historic Site.

The rear portion only of the property at 74 Wellington Street is included in the heritage district boundary. The Morrison House itself is not within this area and is therefore not included in the heritage conservation district.



Properties shaded in grey are on the Town of Aurora Inventory of Heritage Buildings. In this Plan, they are all considered heritage properties.

2.0 Heritage Character and Heritage Statements

2.1.1 Determining the Boundary

In determining the final boundary, the following factors were considered:

Historic Factors

Factors such as the boundary of an historic settlement or an early planned community, concentrations of early buildings and sites are considered when determining the district boundary. In Northeast Old Aurora, the boundary incorporated as much as feasible the boundary of the historic community of Aurora in its Northeast Quadrant. Part of Yonge Street, established in the 1790s and the lotting patterns established by Historical plans of subdivision from the 1850s through the 1920s in this quadrant are a key factor in defining the appearance of the neighbourhood and distinctiveness from adjoining areas.

Visual Factors

Visual factors, determined through an survey of the neighbourhood considering architectural factors, mature vegetation and topography were another factor used in defining the district boundary

In considering architecture, while not every building in a heritage district must be of heritage significance, there should be a significant concentration of cultural heritage features which influences the neighbourhood character. In comparing Northeast Old Aurora to other studies they had completed, the consulting Team of Philip Carter, Architect and Paul Oberst, Architect noted that Northeast Old Aurora has the highest concentration of heritage resources they had encountered.

Established in an era where new residential developments worked with the existing grades, rather than change it, the heritage district has a distinctive undulating topography that distinguishes it from other surrounding area.

Physical Features

Physical features are also used in district boundary delineation. These include aspects such as man-made features as

transportation corridors (Railways and roadways), major open spaces, natural (rivers, treelines, marshland), existing boundaries (Walls, fences and embankments, gateways, entrances and vistas to and from a potential district.

In considering landscape factors, Northeast Old Aurora contains a significant concentration of mature, and visually appealing tree cover, which also distinguishes it from the surrounding area. The extent of the 19th and early 20th Century grid-like road pattern which distinguishes the area from the post war sub-divisions is also a key distinguishing feature of the area.

Legal or Planning Factors

Legal or planning factors which include less visible elements such as property or lot-lines, land use designations in the Official Plan and boundaries of particular uses in the zoning by-law have also been considered in determining the district boundary.

Community Input

Public support is an important factor in final boundary delineation. It is always desirable to achieve a significant level of public understanding of the process and support for establishment of the heritage district. As a result of the extensive public consultation process, as noted in Section 1.3, public awareness and support for the district is strong. A factor in success of the district is a contiguous and perceivable boundary. Where the public have expressed concerns, efforts have been to address particular concerns through increasing the flexibility provided in the plan. For the most part this has been a success. In the area of North Spruce Street, residents have expressed a desire from the outset not to be part of the district and have generally not been active participants in the study process. Since this area is a concentrated block, and is not geographically crucial to the integrity of the district, this particular block has been removed.

Of the 165 remaining properties, only 3 requests for removal from the district have been received. Removal of these properties could disrupt the integrity of the district, it is therefore recommended that these properties be included in the district.

2.0 Heritage Character and Heritage Statements

2.1.2 Buildings of Historical Interest

The following properties are listed in the Aurora Inventory of Heritage Buildings and have been identified as part of this study as having historical interest.

Buildings may be added or deleted from the list without amendment to the plan, based on a full research report and evaluation according to the *Town of Aurora Heritage Building Evaluation System*. An altered building that has been accurately restored for example may be added to the list.

CATHERINE AVENUE

#3, 7, 11, 15, 16, 19, 20, 23, 24, 27, 30, 31, 34, 55, 58, 59, 60, 61, 63, 64, 67, 70, 71, 72, 73, 76, 77, 80, 81, 82, 93

CENTRE STREET

#22, 26, 54, 58, 64, 68, 69, 70, 71, 74, 75, 77, 78, 82, 90, 92, 96, 98, 108, 112

FLEURY STREET

#44, 48, 49, 52, 53, 56, 57, 60, 61, 64, 65

MAPLE STREET

#12, 16, 24, 28, 32, 36, 40, 44, 63

MARK STREET

11, 15, 19, 20, 23, 24, 27

SPRUCE STREET

#10, 16, 19, 20, 37, 40, 41, 48, 49, 52, 53, 56, 57, 60, 61, 65, 68, 69

WELLINGTON STREET (Note: Buildings on Wellington Street are located on through lots extending to Centre Street and are included to provide a continuation of the Centre Street Streetscape. The buildings located on Wellington Street may be of heritage significance but are Not included in the district plan.

YONGE STREET

Buildings of Significance: # 15297, 15342, 15356, 15372, 15375, 15381, 15387, 15393, 15403, 15407, 15411, 15417, 15243, 15435, 15441

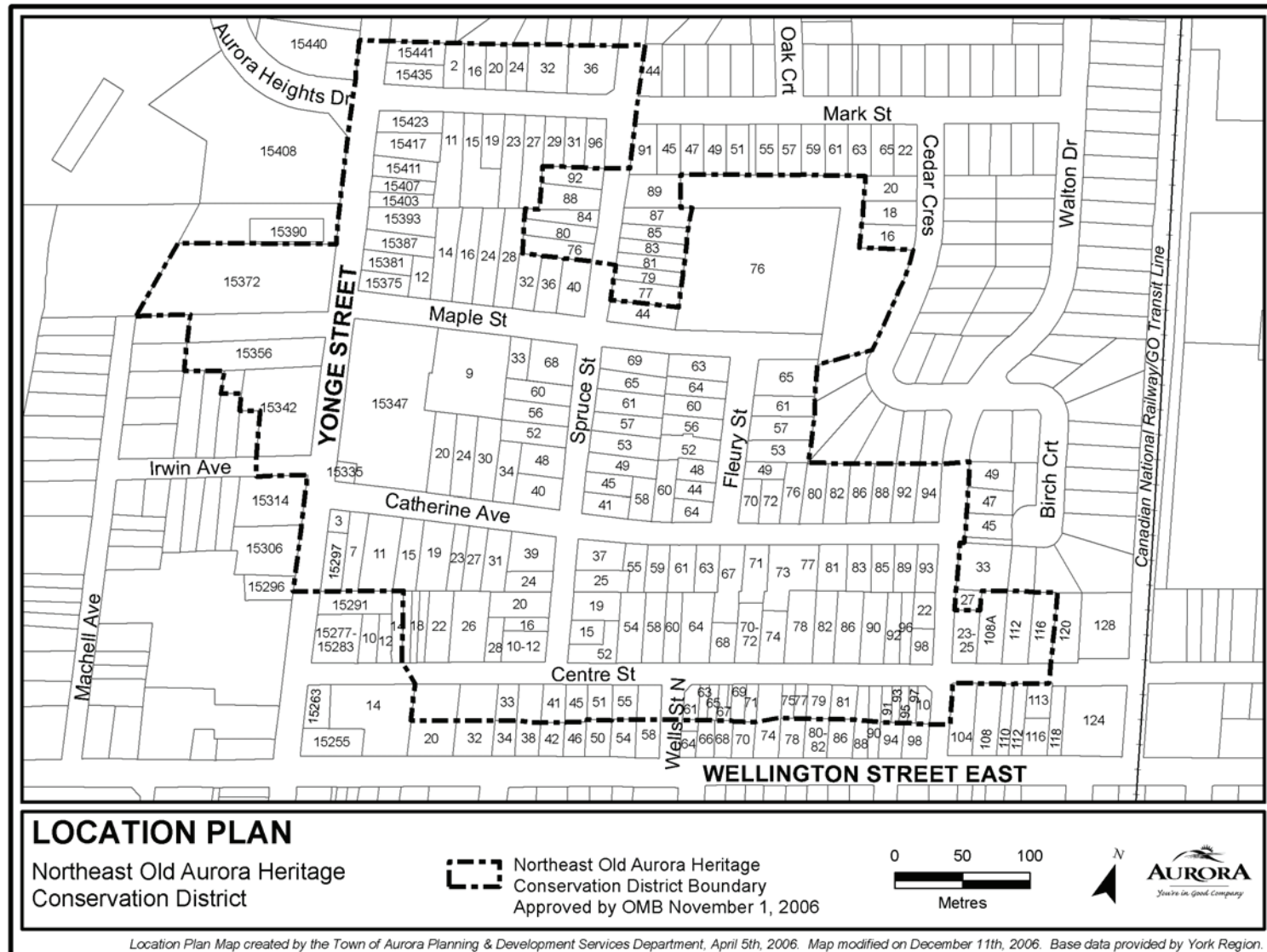
Note: Buildings on Yonge Street are subject to the Guidelines outlined in Section 9.5.3 of this document

In accordance with Section 2.6.3 of the Provincial Policy Statement (2005), Development and site alteration on lands located adjacent to the District should conserve the heritage attributes of the district as outlined in the District Plan. Mitigative measures or alternative development approaches may be required to conserve the heritage attributes of the district that may be affected by the proposed development or site alteration.

2.0 Heritage Character and Heritage Statements

2.1.3 Conclusion

The consultants' examination concluded that a Heritage Conservation District, under the authority of Part V of the *Ontario Heritage Act*, is warranted. The District Boundary is shown on the map below.



2.0 Heritage Character and Heritage Statements

2.2 Heritage Character

The heritage character of the proposed Northeast Old Aurora Heritage Conservation District reflects the built and natural heritage of the growth of Aurora in response to the coming of the railway in 1853, and the development of local industry that followed. The residential subdivisions north of Wellington Street closely followed the success of the Fleury Implement Works, and the subsequent population growth and the achievement of village status in 1863.

The topographical character of the District reflects the geological history of the Oak Ridges Moraine formation, little altered by development that was constructed in the pre-bulldozer age. The topography is a heritage asset that lends considerable charm to the streetscapes in the neighbourhood.

The development of Northeast Old Aurora was a lengthy process, running from the 1860s through the 1930s. A few infill projects have been built since, but the vast majority of buildings are those originally constructed on the lots. The chronology of development is spelled out in the architectural styles which reflect the prevailing tastes over those eight decades. As a result, Northeast Old Aurora has an unusually rich variety of architectural styles within a compact area of about 20 hectares. The stylistic contrast is particularly evident on Spruce Street, south of Maple, where 26 years separates the development of the west side (1865) and the east (1891).

A brief history of Northeast Old Aurora is included as an appendix to this Plan.

2.3 Statement of Heritage Value

The Northeast Old Aurora Heritage Conservation District is a distinct community in the Town of Aurora, characterized by a wealth of heritage buildings, historic sites, and landscapes. The District is representative of the development and growth of an Ontario residential district from the mid-19th through the mid-20th centuries, in an industrializing village and town. Northeast Old Aurora is the site of the first expansion of the Village of Aurora north of Wellington Street. It originated in response to the prosperity promised by the arrival of Canada's first rail line, the Ontario Huron and Simcoe Railway. The neighbourhood developed over more than half a century, and it contains a wealth of heritage buildings spanning the period of 1860-1930, and including characteristics styles from Ontario Victorian Vernacular through Craftsman Bungalows. There is a particular wealth of late 19th century Edwardian and Queen Anne Revival houses, including a compact grouping constructed of decorative concrete block.

Particular elements worthy of preservation are:

- A wide range of historic architectural styles within a compact area.
- A high percentage of heritage buildings that remain largely intact.
- A pattern of buildings with compatible scale and site plan characteristics in the various areas of the District.
- Deep rear yards, providing mid-block green space, and generous spacing of buildings in most streetscapes.
- A village-like character created by historical road profiles, mature trees, and undisturbed topography.
- The association of historic figures with many of the houses.
- The historical lot pattern.

2.0 Heritage Character and Heritage Statements

2.4 Statement of Heritage Attributes

The heritage attributes of the Northeast Old Aurora Heritage Conservation District are embodied in its buildings and landscapes, which are shown and described in detail in Sections 4.1 through 4.4 of the Study, and in the built form, architectural detail, and historical associations, which are depicted and described in detail in the Aurora Inventory of Heritage Properties. These attributes are worthy of preservation.

2.5 Statement of Objectives in Designating the District

2.5.1 Overall Objective

The overall objectives in designating the Northeast Old Aurora Heritage Conservation District are:

- To ensure the retention and conservation of the District's cultural heritage resources, heritage landscapes, and heritage character,
- To conserve the District's heritage value and heritage attributes, as depicted and described in the Study and Inventory, and
- To guide change so that it harmonizes as far as possible with the District's architectural, historical, and contextual character.

2.5.2 Heritage Buildings

- To retain and conserve the heritage buildings as identified by inclusion in the *Aurora Inventory of Heritage Buildings*.
- To conserve heritage attributes and distinguishing qualities of heritage buildings, and to avoid the removal or alteration of any historic or distinctive architectural feature.
- To encourage the correction of unsympathetic alterations to heritage buildings.
- To facilitate the restoration of heritage buildings based on a thorough examination of archival and pictorial evidence, physical evidence, and an understanding of the history of the local community.

2.5.3 Non- Heritage Buildings

- To retain non-heritage buildings that are sympathetic to the District character.
- To encourage improvements to non-heritage buildings which will further enhance the District character.
- To ensure that renovations to non-heritage buildings or replacement buildings are sympathetic to the character of the district and streetscape of which the building is part.

2.0 Heritage Character and Heritage Statements

2.5.4 Landscape/Streetscape

- To facilitate the introduction of, as well as conservation of, historic landscape treatments in both the public and private realm.
- To preserve trees and mature vegetation, and encourage the planting of species characteristic of the District.
- To preserve the existing street pattern, village like cross-sections and refrain from widening existing pavement and road allowances.
- To introduce landscape, streetscape, and infrastructure improvements that will enhance the heritage character of the District.

2.5.5 New Development

- To ensure compatible infill construction that will enhance the District's heritage character and complement the area's village-like, human scale of development.
- To guide the design of new development to be sympathetic and compatible with the heritage resources and character of the District while providing for contemporary needs.

2.5.6 Demolition

- To promote retention and reuse of heritage buildings and take exceptional measures to prevent their demolition.

2.5.7 Community Support

- To foster community support, pride and appreciation of the heritage buildings, landscapes, and character of the District, and promote the need to conserve these resources for future generations.
- To facilitate public participation and involvement in the conservation of heritage resources and further development of the District.
- In recognition of the boarder community value of the preservation of historic neighbourhoods to consider the feasibility of implementation of assistance and incentive programs for individual heritage property owners to encourage the use of proper conservation approaches when undertaking improvement projects.

APPENDIX B: HCD CONFORMITY ANALYSIS

Policy / Guideline	Conforms? (Y/N)	Analysis
<i>4.0 District Policies – Buildings and Sites</i>		
1 4.2 Most of the [District] was developed as single-family dwellings, which share a basic historical pattern of scale, lot size, and placement of houses on their lots. New work in the residential part of the District shall preserve this historical pattern. (a) To preserve traditional spacing of buildings, new garages for new or existing houses shall be separate rear or flankage yard outbuildings and existing side yard driveways shall be preserved. (b) New garages for new or existing houses will have gable or hipped roofs, with a maximum height of 4.6 meters (15'-11"). (c) To preserve the backyard amenity in neighbouring buildings, new construction, whether new buildings or additions to existing buildings should be limited so that the basic depth of the houses will be limited to 16.8 meters, not including a fully open front porch. (d) To reduce the visual perception of mass or building or additions in the [District], it is recommended that where feasible and reasonable there be an inset at minimum of 1 foot and that the roof be set down a minimum of 1 foot beyond a depth of 12 meters (39'-3").	N	Due to siting constraints, detached garages are not provided. An attached garage is provided for each of the two semi-detached units. The garages are recessed from the main elevation and a sympathetic wood material is provided. The required rear yard setback (7.5m) is provided.
2 4.4.3 Generally, where non-heritage buildings are supportive of the character of the [HCD], the replacement building shall also support the [District] character.	Y	The proposed building has been sensitively designed to respond to the character of the HCD, including the varied character of the south end of the HCD, which consists of a mix of historic buildings, one- to two-storey mid-20th century dwellings, and low-scale contemporary infill.

Policy / Guideline		Conforms? (Y/N)	Analysis
<i>4.5 New Residential Buildings</i>			
3	New Residential Buildings 4.5.1 Design Approach (a) The design of new buildings will be products of their own time, but should reflect one of the historic architectural styles traditionally found in the District. (b) New residential buildings will complement the immediate physical context and streetscape by: being generally the same height, width, and orientation of adjacent buildings; having similar setbacks; being of like materials and colours; and using similarly proportioned windows, doors, and roof shapes. (c) New residential building construction will respect natural landforms, drainage, and existing mature vegetation. (d) Larger new residential buildings will have varied massing, to reflect the small and varied scale of the historical built environment. (e) The height of new residential buildings should not be less than the lowest heritage building on the same block or higher than the highest heritage building on the same block. Historically appropriate heights for new residential buildings are considered to be 1 ½ to 2 ½ storeys, subject to an actual height limit of 9 meters to the mid-slope of the roof. (f) New residential building construction in the District will conform with the guidelines found in Section 9.5.2.	Y	The design of the new building references the Edwardian Classical style through its materiality, proportions, and detailing. The proposed building complements the immediate physical context and streetscape, with a similar height, width, orientation, and setback. The varied massing and articulation of each semi-detached unit reflects the varied scale of the District. The proposed new construction, including the semi-detached form, two-storey height, setbacks and coverage complies with existing Zoning standards. The proposal has been intentionally designed to conserve the cultural heritage value of the District.
<i>9.0 Guidelines for Buildings and Surroundings</i>			
4	9.1.1.1 Street Specific Guidelines – Centre Street (Yonge to Spruce) (a) New development should be respectful of the scale, massing, and rear-yard amenity area of adjoining properties.	Y	See response to #3.

10-12 SPRUCE STREET – NORTHEAST OLD AURORA HCD CONFORMITY ANALYSIS

Policy / Guideline		Conforms? (Y/N)	Analysis
	(b) New construction should facilitate the establishment of a high-quality streetscape in keeping with the architectural character of the district.		
<i>9.1.2 Overall Site and Scale Conditions</i>			
5	9.1.2 Key elements of scale, massing and site which predominate in the HCD and should be maintained are as follows: (a) Predominant single-detached dwelling form; (b) Side yard driveways and rear or side yard garages which result in generous side yard spacing between buildings; (c) Generous rear-yard amenity space; (d) Front yard porches and verandahs; (e) A compatible range of building heights and styles; and, (f) Consistent alignment of buildings in the streetscape.	Y	The proposed building features a front-yard porch and rear-yard amenity space, and is compatible in height, style, and alignment with surrounding buildings. The proposed design includes attached garages with recessed garage doors at the principal (east) elevation with a front yard driveway. A substantial side yard amenity space is preserved along the Centre Street frontage. The proposed new construction, including the semi-detached form, two-storey height, setbacks and coverage complies with existing Zoning standards.
6	9.1.2.1 Traditional Spacing and Driveway Placement Guidelines: (a) To preserve traditional spacing of buildings, new garages for new or existing houses shall be separate rear or flankage outbuildings. (b) Existing side driveways shall be maintained.	N	See response to #1.

10-12 SPRUCE STREET – NORTHEAST OLD AURORA HCD CONFORMITY ANALYSIS

Policy / Guideline	Conforms? (Y/N)	Analysis
7 9.1.2.2 Rear Yard Spacing and Amenity Area Guidelines: (a) To preserve the backyard amenity in neighbouring buildings, new construction, whether new buildings or additions to existing buildings should be limited so that the basic depth of houses will be limited to 16.8 metres, not including a fully open front porch. (b) To reduce the visual perception of mass of buildings and additions in the [District], it is recommended that where feasible and reasonable, applicants use best efforts to include an inset at minimum of 0.3 meters (1 foot) from the side yard and that the roof be set down a minimum of 0.3 meters (1 foot) beyond the depth of 12 meters (39'3").	Y	The proposed built form including building height, setbacks and coverage complies with existing Zoning standards. The required rear yard setback (7.5m) is provided.
8 9.1.2.3 Building Height Guidelines: (a) The height of existing heritage buildings and additions should be maintained. (b) New buildings or modified non-heritage buildings should be designed to preserve the scale and pattern of the historic District. (c) New houses should be no higher than the highest building on the same block, and no lower than the lowest building on the same block. (d) The finished first floor height of any new house should be consistent with the finished first floor height of adjacent buildings.	Y	The proposed two-storey height preserves the scale and pattern of the District. The proposed building aligns with the taller buildings on the same block (15 Spruce Street; 52 Centre Street) and the proposed 10m height complies with existing Zoning standards.
9 9.1.2.4 Building Placement Guidelines: (a) New construction should respect the overall setback pattern of the streetscape on which it is situated.	Y	The proposed building respects the overall setback pattern and prevailing pattern of the streetscape in the District.

10-12 SPRUCE STREET – NORTHEAST OLD AURORA HCD CONFORMITY ANALYSIS

Policy / Guideline		Conforms? (Y/N)	Analysis
	(b) New construction should be located at an angle which is parallel with the prevailing pattern of the street.		
10	9.1.2.6 Scale and Massing for Garages In order to maintain the character and quality of the generous rear yards, new rear-yard garages and outbuildings should have gable or hipped roofs, with a maximum height of 4.6 meters. New garages should consider the character of traditional carriage house designs. Guidelines: (a) New [garages] for new or existing houses will have gable or hipped roofs, with a maximum height of 4.6 meters.	N	See response to #1.
<i>9.1.3 Architectural Styles</i>			
11	9.1.3 Architectural Styles Guidelines: (a) New developments should be designed in a style that is consistent with the vernacular heritage of the community. (b) All construction should be of a particular style, rather than a hybrid one. Many recent developments have tended to use hybrid designs, with inauthentic details and proportions; for larger hoes, the French manor or <i>chateau</i> style (not indigenous to Ontario) has been heavily borrowed from. These kinds of designs are not appropriate for the District.	Y	The design of the new building references the Edwardian Classical style through its materiality, proportions, and detailing.
<i>9.5 New Development</i>			

10-12 SPRUCE STREET – NORTHEAST OLD AURORA HCD CONFORMITY ANALYSIS

Policy / Guideline		Conforms? (Y/N)	Analysis
12	9.5.1 New development within the District should conform to qualities established by neighbouring heritage buildings, and the overall character of the setting. Designs should reflect a suitable local heritage precedent style. Research should be conducted so that the chosen style is executed properly, with suitable proportions, decoration, and detail. Guidelines: (a) New buildings should reflect a suitable local heritage style. Use of a style should be consistent in materials, scale, detail, and ornament.	Y	See response to #11.
<i>9.5.2 New Development – Residential Area</i>			
13	9.5.2.1 Site Planning Guidelines: (a) Site new houses to provide setbacks and frontages that are consistent with the variety of the village pattern. (b) In siting garages and new houses, follow the policies in Section 4. (c) Site new houses to preserve existing mature trees.	Y	See response to #9. Landscape requirements will be confirmed at the site plan stage.
14	9.5.2.2 Architectural Styles Guidelines: (a) Design houses to reflect one of the local heritage Architectural Styles. See Section 9.2. (b) Respect the history of the development of the District by using a style suitable to the immediate neighbours. The Fleury Street subdivision uses Edwardian Arts and Crafts styles, for example. West Catherine Avenue and the west side of south Spruce Street are predominantly Victorian. (c) Hybrid designs that mix elements from different historical styles are not appropriate. Historical styles that are not indigenous to the area, such as Tudor or French Manor, are not appropriate. (d) Use authentic detail, consistent with the Architectural Style. See Section 9.2.1.	Y	See response to #11. While the west side of south Spruce Street is largely Victorian in character, the proposed design references the Edwardian Classical style, which is common in the District. It is compatible with the varied architectural character of the southern end of the District, including the contemporary buildings at 15 Spruce Street and 52 Centre Street.

10-12 SPRUCE STREET – NORTHEAST OLD AURORA HCD CONFORMITY ANALYSIS

Policy / Guideline		Conforms? (Y/N)	Analysis
	(e) Research the chosen Architectural Style. (f) Use appropriate materials.		
15	9.5.2.3 Scale and Massing Guidelines: (a) New buildings should be designed to preserve the scale and pattern of the historic District. (b) New houses should be no higher than the highest building on the same block, and no lower than the lowest building on the same block. (c) Follow the policies in Section 4.2 of this Plan concerning height and depth of buildings and garages.	Y	See response to #8.