



100 John West Way
Aurora, Ontario
L4G 6J1
(905) 727-3123
aurora.ca

Town of Aurora
Memorandum
Planning and Development Services

Re: Heritage Permit Application HPA-2026-01 – 15375 Yonge Street

To: Heritage Advisory Committee

From: Adam Robb, Manager, Policy Planning and Heritage

Date: February 9, 2026

Recommendation

1. That the memorandum regarding Heritage Permit Application HPA-2026-01 – 15375 Yonge Street be received; and
2. That the Heritage Advisory Committee comments regarding Heritage Permit Application HPA-2026-01 – 15375 Yonge Street be received and referred to staff for consideration and further action as appropriate.

Background

15375 Yonge Street is a Part V designated property located within the Town's Northeast Old Aurora Heritage Conservation District. The house was constructed circa 1885 and is considered an L-shaped vernacular building. The property is historically associated with William Graham, a military veteran who also owned land in south Aurora that eventually became donated to establish the Cenotaph and War Memorial.

Analysis

The owner is proposing to open a single-physician healthcare office at the property. The property is recognized as part of the Aurora Promenade due to its location fronting Yonge Street, and a mix of uses are encouraged. The majority of the proposed work to the property would involve interior alterations as part of the change of use and not necessitate a heritage permit. However, minor alterations are also proposed to the exterior, which include:

- New roofing and shingle replacement, including any necessary plywood repairs where sagging is present

- New signage for the healthcare office
- Repainting of the existing painted façade to a classical cream colour (Benjamin Moore OC-45)
- Repair/replacement of old and rotting wood at the rear addition to uniformly be board and batten style
- Alterations to rear non-heritage windows

The application is being presented to the Heritage Advisory Committee for review and input prior to proceeding to delegated approval for the heritage works. The owner will still be required to submit for a required building permit and change of use permit with detailed review of building technical matters to also occur.

Attachments

Attachment 1 - Site Plan and Drawings