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Town of Aurora

Committee of the Whole Report

No. PDS26-010

Subject: Heritage Grant Application HGP-2025-01 – 220 Old Yonge Street

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Manager, Policy Planning and Heritage

Department: Planning and Development Services

Date: February 10, 2026

Recommendation

1. That Report No. PDS26-010 be received; and
2. That Heritage Grant Application HGP-2025-01 for 220 Old Yonge Street be approved with grant funding of \$10,000.

Executive Summary

This report seeks Council's approval for Heritage Grant Application HGP-2025-01 for 220 Old Yonge Street.

- Council adopted the Heritage Grant Program in April of 2025.
- 220 Old Yonge Street is an individually designated heritage property, known as the Parteger House or Bunker House (Readiness Centre).
- The Heritage Grant Application seeks funds to assist with the waterproofing, sealing, roof repair and humidity control of the Cold War Bunker heritage asset.

Background

Council adopted the Heritage Grant Program in April of 2025

The Heritage Grant Program provides three levels of grant funding for eligible heritage works, generally summarized in the table below:

Type of Project	General Description/Examples	Funding Amount
Minor Works	<ul style="list-style-type: none"> - Upkeep of heritage features - Minor aesthetic maintenance of heritage elements - Graffiti removal - Technical studies or historic documentation 	Up to \$1,000
Moderate Works	<ul style="list-style-type: none"> - Repair of original windows or doors - Repair of architectural elements, such as trim, siding or brick - Reconstruction of lost architectural features 	Up to \$5,000
Major Works	<ul style="list-style-type: none"> - Large-scale structural improvement projects - Comprehensive façade restorations - Repairs of significant heritage/architectural elements 	Up to \$10,000

Program applications are to be accompanied by two contractor quotes and be reviewed by the Heritage Advisory Committee prior to then proceeding to Council for ultimate approval. As at the end of the 2025 calendar year, two Heritage Grant Applications were received, which are both presented for Council's consideration in two separate reports at this February 10, 2026, Committee of the Whole meeting (220 Old Yonge Street and 57 Fleury Street; cumulatively totalling \$15,000 in grant funding requests). Per the approved Heritage Grant Program guide, there is an annual cap of \$30,000 for all Heritage Grant applications received, of which Council retains the ultimate authority of approval and funding each year.

220 Old Yonge Street is an individually designated heritage property, known as the "Partege House" or Bunker House (Readiness Centre)

220 Old Yonge Street is individually designated under By-law 5905-16 and was originally built circa 1875. Purchased by Metro Toronto in 1962, a concrete bunker was then added to the main building, which also features an emergency escape port. The bunker

contains several relics from the Cold War, including an illuminated map of Metro Toronto evacuation routes, and telecommunication lines.

Historically the house is associated with the Partege and Cosford families, who farmed the property and surrounding lands. After the purchase by Metro Toronto, the property became significant as a readiness centre in case of a nuclear attack on Toronto. The property continued to serve as a training centre until the early 1990's.

The designation by-law specifically lists the underground bunker and associated relics such as the illuminated map and emergency water tanks as heritage attributes.

Analysis

The Heritage Grant Application seeks funds to assist with the waterproofing, sealing, roof repair and humidity control of the Cold War Bunker heritage asset

The Cold War bunker is currently experiencing significant water damage due to a roof leak and failed sealing and waterproofing.

As part of the grant application, the owner has provided quotes from reputable contractors that detail the corrective work that is required to the property through two phases – 1) Roof and Exit Hatch Sealing and 2) Bunker Waterproofing. A general summary of the quotes and work involved is provided below:

Phase 1 – Roof/Exit Hatch Sealing		
Contractor	Description of Work	Quoted Price
Contractor A	Basic patch repair of the specific individual location over the flat roof over bunker.	\$725 + taxes
Contractor B	Repair of the problematic location as well as whole exit hatch itself to more comprehensively and effectively seal the roof.	\$3,500 + taxes
Phase 2 – Bunker Waterproofing (and humidity control)		
Contractor	Description of Work	Quoted Price

Contractor A	'Aquastop' sealing system installation with condensation pump and industrial level dehumidification.	\$19,380.25 + taxes
Contractor B	Installation of new weeping tile system, water release holes reinforced with copper tubing, and air gap sealing membrane, with options for exterior waterproofing as well.	\$13,200 + taxes Costs with additional exterior waterproofing (backfilling, compacting): \$32,800 + taxes

While the owner retains the right to select varying service options from either contractor and Phase of work that may result in a 'hybrid' approach of multiple contractors providing solution services (for example, for waterproofing and humidity control, Contractor "B" may be used for the interior waterproofing services, but then the ability to further add industrial dehumidification from Contractor "A" can also be pursued), it is nonetheless evident that there is a significant scope of work involved and significant owner costs to appropriately manage the project and protection of the bunker.

The Heritage Grant Program was developed in recognition that each property and project is ultimately unique and that assigning an appropriate category of funding will be based on the particularities involved with any given project. Due to the scale of repair and costs involved in this application, a "Major" classification of grant funding (\$10,000) can be considered, with ultimate discretion and approval required by Council.

Advisory Committee Review

The Heritage Grant Application was reviewed by the Heritage Advisory Committee at the meeting held on December 8, 2025. The Heritage Advisory Committee was in support of the grant application and the categorization as "Major" with grant funding of \$10,000.

Legal Considerations

In accordance with the Heritage Grant Program approved by Council, grant applications are typically considered concurrently to a Heritage Permit Application. In this case, a heritage permit is not required to do the work outlined above.

Should Council approve the Heritage Grant Application, next steps in the process would be to enter into an agreement with the owner regarding the work and grant funding. Upon the owner's completion of the work, staff will inspect the property to ensure conformity with the grant application. Upon successful inspection, grant funding would be released to the owner and the file would be considered closed.

Financial Implications

Heritage Grant Application funding is sourced through the Town's Heritage Reserve fund with no tax-base impact. Currently \$299,600 in Heritage Reserve funds are available for this purpose.

Communications Considerations

None.

Climate Change Considerations

Supporting the preservation and maintenance of heritage assets helps to contribute to the resiliency of these properties against the impacts of climate change, while also promoting sustainability through conservation.

Link to Strategic Plan

Supporting an exceptional quality of life for all through the valuing and promotion of our heritage.

Alternative(s) to the Recommendation

1. That Council provide direction regarding an alternative grant funding level.

Conclusions

This report seeks Council's approval of Heritage Grant Application HGP-2025-01 for 220 Old Yonge Street. The application for grant funding of \$10,000 would assist the homeowner with the waterproofing, sealing, roof repair and humidity control of the Cold War era bunker and heritage asset on the property.

Attachments

Attachment 1 – Property Photos

Previous Reports

Heritage Advisory Committee Memorandum dated December 8, 2025.

Pre-submission Review

Agenda Management Team review on January 22, 2026

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer