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Town of Aurora

Committee of the Whole Report

No. PDS26-011

Subject: Heritage Grant Application HGP-2025-02 – 57 Fleury Street

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Manager, Policy Planning and Heritage

Department: Planning and Development Services

Date: February 10, 2026

Recommendation

1. That Report No. PDS26-011 be received; and
2. That Heritage Grant Application HGP-2025-02 for 57 Fleury Street be approved with grant funding of \$5,000.

Executive Summary

This report seeks Council's approval for Heritage Grant Application HGP-2025-02 for 57 Fleury Street.

- Council adopted the Heritage Grant Program in April of 2025.
- 57 Fleury Street is designated as part of the Northeast Olde Aurora Heritage Conservation District.
- The Heritage Grant Application seeks fund to assist with the repair and tuckpointing of wall and chimney brick, as well as providing a new chimney cap.

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.

Analysis

57 Fleury Street is designated as part of the Northeast Olde Aurora Heritage Conservation District

57 Fleury Street is located within the Town's Northeast Olde Aurora Heritage Conservation District and is designated under Part V of the *Ontario Heritage Act*. The

property was constructed circa 1915 and contains an Edwardian dwelling with a distinctive porch, red brick, and north-side chimney.

The Heritage Grant Application seeks fund to assist with the repair and tuckpointing of wall and chimney brick, as well as providing a new chimney cap

The owner is proposing to repair and tuckpoint the brick of the property, including the chimney, as well as refine/cut the drip edges and add a new chimney cap. Tuckpointing is a repair process that will involve the structural repair of deteriorated mortar joints (repainting) and replacing with new mortar lines (tuckpointing). Refining and cutting the drip edges will enhance the protection of the brick and will be designed to shed water away from the masonry. The new chimney cap will replace the existing deteriorated cap and is intended complement the architectural style of the dwelling.

The owner provided two quotes from reputable masonry companies for the proposed work, generally summarized below:

Contractor	Description of Work	Quoted Price
Contractor A	Tuckpointing of house walls and drip edges and chimney, parging at bottom of dwelling, and replacement of chimney cap	\$10,000 + taxes
Contractor B	Tuckpointing and generally the same as the above quote, except no additional work to the chimneys	\$10,283 + taxes

The Heritage Grant Program recognizes 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. Given the owner elects to undergo a repair and improvement process for both the bricks and the chimney, with both being distinctive heritage elements of the property, a "Moderate" classification of grant funding can be considered, with ultimate discretion and approval required by Council. The owner has indicated a desire to have the work performed by Contractor 'A' specifically due to their attention to the chimney and additional scope of work for the better price.

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 “Moderate” with grant funding of \$5,000.

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-2025-02 for 57 Fleury Street. The application for grant funding of \$5,000 would assist the homeowner with brick repair and tuckpointing 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