



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 – Revised Plans for 15375 Yonge Street

To: Heritage Advisory Committee

From: Adam Robb, Manager, Policy Planning and Heritage

Date: April 13, 2026

Recommendation

1. That the memorandum regarding Heritage Permit Application HPA-2026-01 – Revised Plans for 15375 Yonge Street be received; and
2. That the Heritage Advisory Committee comments regarding Heritage Permit Application HPA-2026-01 – Revised Plans for 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 heritage property built circa 1885 and located within the Town's Northeast Old Aurora Heritage Conservation District. The owner of the subject property initially applied for a heritage permit application and submitted drawings, which were reviewed by the Heritage Advisory Committee at its meeting held on February 9, 2026. Since then, the owner has now revised their plans, which necessitates a new review and approval process of the subject heritage permit application.

Analysis

The Owner has revised their plans to now demolish the existing rear garage portion of the structure

The owner of the subject property intends to open and operate a single physician healthcare office at the property. The owner has revised their initial plans with the intent of removing the existing rear garage to facilitate an improved parking configuration and

more inviting and functional rear entryway. The majority of the proposed work to the property still involves interior alterations as part of the change of use, however, the requirement for a demolition permit now necessitates Council approval of the subject heritage permit application.

The existing garage is believed to be a non-original feature of the property and is not considered to be a heritage asset. Being a change of use to a medical clinic, the owner no longer requires the garage in its existing capacity/function. Removal of the garage would provide more space for parking and improved client access, with the new exterior area to also be finished with wood board and batten siding. The owner is aware of comments from the Heritage Advisory Committee from the initial review of the proposal and intends for the exterior colour to be more of a neutral/off-white tone.

Town staff have also inquired about trees on the property, and the owner has indicated that amongst the smaller shrubbery, one smaller tree will require removal (see attached). The tree is considered a generally smaller tree relative to the more mature trees on the property, which are all intended to remain. The subject proposal is still required to undertake a site plan review process as well, which will be circulated to Parks staff, and continued evaluation of the trees and administration of any required removal/replanting and conditions as part of the development agreement will occur as the more detailed site plan process advances.

Per the attached elevations, the Maple Street entryway will also be enhanced by removing the flat roof overhang and installing a new gable entryway above the existing door. This would be similar in style to the existing entryway on Yonge Street.

The other alterations as presented through the original proposal are to remain the same, including new roofing and shingle replacement, a new sign for the healthcare office on the Yonge Street side yard, repainting of the façade to a classical cream or neutral/off white colour, and replacement of the non-heritage rear windows. The owner will also be required to seek any necessary required parking relief through the minor variance process and undertake a future site plan application and enter into a site plan agreement for the proposal. Comments from the Heritage Advisory Committee will be included in a future report to Council for ultimate consideration of the subject heritage permit application.

Attachments

1. Attachment #1 – Location Map
2. Attachment #2 – Revised Site Plan and Elevations
3. Attachment #3 – Tree Imagery