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Town of Aurora

Memorandum

Planning and Development Services

Re: Heritage Permit Application HPA-2026-02 – Victoria Hall (27 Mosley Street)

To: Heritage Advisory Committee

From: Adam Robb, Manager of Policy Planning and Heritage

Date: April 13, 2026

Recommendation

1. That the memorandum regarding Heritage Permit Application HPA-2026-02 – Victoria Hall (27 Mosley Street) be received; and
2. That the Heritage Advisory Committee comments regarding Heritage Permit Application HPA-2026-02 – Victoria Hall (27 Mosley Street) be received and referred to staff for consideration and further action as appropriate.

Background

Victoria Hall is an individually designated heritage property located within the downtown Aurora Promenade area

Victoria Hall is a Gothic Revival building individually designated under the *Ontario Heritage Act* through By-law 5081-08.R. The building is notable for its significant historical, design, and contextual value as a community asset within the downtown Promenade. Notable heritage features include the front gable roof, gothic windows, buttresses and brick exterior.

The building was originally constructed in 1883 to house the local Disciples of Christ congregation. By 1922, the property was sold to the Trustees of the Aurora Public School, where it became a health hall. In 1945, the building transitioned to a library, which remained open until approximately 1963, while the property was transferred to the Town in 1951. Since then, the building has been used for a variety of purposes and programming but has remained vacant since the construction of Town Square.

Council has approved a capital project to refurbish the building

Victoria Hall is approximately 1,650 square feet in usable space, and due to the location of the property as part of the downtown Aurora Promenade, adaptive re-use of the property is encouraged. In 2025, Council authorized Community Services (Facilities) staff to issue a Request for Expression of Interest (REOI) for Leased Space Operators at Victoria Hall. Further, through capital project AM0259, Council tasked Community Services (Facilities) with refurbishing and completing repairs to Victoria Hall. Community Services has retained CS&P Architects as the design consultant for the project.

Analysis

Heritage Permit review and approval is required prior to construction commencing

Heritage Permit review and approval is required for the proposed alterations to Victoria Hall. The capital project and proposed alterations to Victoria Hall include:

- Removal of the non-heritage rear addition at southern end (built circa the 1970's)
- Addition of a new rear entrance (southern end)
- Addition of accessible ramp and stairs (southern end)
- Interior layout alterations including relocation of washroom facilities
- Opening of a Cathedral ceiling (removal of non-heritage drop ceiling)
- Restoration of certain heritage elements including bricks, and replacement/enhancement of features such as the doorway and guardrails
- Improvements to other non-heritage infrastructure/technical components, such as electrical systems, mechanical, flooring/building structure etc. These items are generally outside the scope of heritage permit review, but the Committee can also provide comments on these matters as appropriate.

The intent of the capital project is to refurbish Victoria Hall and enable the adaptive re-use of the site. Conceptual elevations, site plan drawings and renderings are attached to this memorandum, and the consultants for the capital project have also provided a Heritage Impact Assessment for further review by the Heritage Advisory Committee. The Heritage Impact Assessment ultimately concludes that the proposal conserves the cultural heritage value of the site and represents a minimal and acceptable impact.

Comments provided by the Heritage Advisory Committee will be noted in a future report to Council for ultimate approval of the Heritage Permit Application.

Attachments

1. Attachment #1 – Location Map
2. Attachment #2 – Conceptual Site Plan, Elevations and Renderings
3. Attachment #3 – Heritage Impact Assessment