



# Giaimo

## HERITAGE IMPACT ASSESSMENT

### **Victoria Hall**

27 Mosley Street  
Aurora, ON L4G 1R2

Date: 2 April 2026

Prepared for:  
Town of Aurora  
229 Industrial Pkwy. N.  
Aurora, ON L4G 4C4

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# EXECUTIVE SUMMARY

## Introduction

Gaiimo has been retained by the Town of Aurora (the "Owner") to provide a Heritage Impact Assessment (HIA) for Victoria Hall at 27 Mosley Street (the "Site") in the Town of Aurora, Ontario. The Site is located on the south side of Mosley Street in Aurora's downtown area. This HIA considers the Site's rehabilitation and the potential impact of the proposed design on the designated cultural heritage resource.

## Site History & Design

Victoria Hall was constructed in 1883 for the local Disciples of Christ congregation. It is a modest Gothic Revival building built of local yellow brick and distinguished by its steep front gable roof, pointed-arch openings, and projecting buttresses. After the property was sold in 1922, the building served a number of civic and community functions. It remains an important historic resource within downtown Aurora and contributes to a long-standing cluster of public and institutional uses in the surrounding area.

## Cultural Heritage Value

Victoria Hall is designated under Part IV of the Ontario Heritage Act by Town of Aurora By-law 5081-08.R, passed on November 10, 2008. The property was designated for its historical, associative, architectural, and contextual value. The designation by-law identifies Victoria Hall as a "good and rare example of a smaller church building built in the Gothic Revival Style" and recognizes its long-standing role in Aurora's community life.

## Assessment of Existing Condition

The building is overall in good to fair condition and includes a small utilitarian brick addition at the rear elevation. The masonry appears to be generally in good to fair condition, with select areas of cracking, parging at the

buttresses, mortar loss, and incompatible repairs. Painted wood elements and windowsills show weathering, peeling paint, and localized deterioration. The principal entrance door has been altered, and the historic transom seems to be concealed.

## Proposed Development

The proposed work involves rehabilitation of Victoria Hall, including a one-storey glass addition and accessibility upgrades at the rear elevation. The proposed work is intended to support the continued viable use of the heritage building while conserving its identified heritage attributes.

## Assessment of Impact

The proposed development will have a minimal and acceptable impact on the heritage resource. Since the project is primarily rehabilitative in nature and directed toward the continued use and repair of the building, it will conserve the building and extend the life of the designated resource. Potential impacts relate mainly to selective exterior interventions and the future integration of mechanical elements, but these can be mitigated through detailed design, selection of compatible materials, and careful placement that respects the heritage attributes of the historic place.

## Conservation and Mitigation

The conservation strategy for this project is rehabilitation. Documentation of the existing building, including measured drawings and photographic recording, should form part of the conservation approach. A separate Conservation Plan document is not recommended. Instead, the conservation work could be implemented through a Heritage Permit application including drawings and trade specifications. Exterior restoration work should be carried out by a qualified heritage contractor.

# 1 - INTRODUCTION

## 1.1 REPORT SCOPE

This Heritage Impact Assessment (HIA) has been prepared by Giaimo + Associates Architects Inc. (“Giaimo”), who has been retained by the Town of Aurora, to assess the proposed work at Victoria Hall, 27 Mosley Street (the “Site”), in the Town of Aurora, Ontario. Victoria Hall, also known as the Disciples of Christ Church, is designated under Part IV of the Ontario Heritage Act (OHA) by the Town of Aurora By-law 5081-08.R, passed on 10 November 2008. The Site is located on the south side of Mosley Street. This HIA assesses the potential impact of the proposed design on the Site’s cultural heritage value and heritage attributes, and considers the rehabilitation of the building including a one-storey addition and accessibility upgrades to the rear elevation.

An HIA, according to municipal terms of reference, is intended to identify cultural heritage resources, evaluate their significance, and assess how proposed development may affect those resources. This report considers the designated heritage resource on the Site and recommends conservation and mitigation measures intended to minimize adverse impacts while supporting the long-term use and viability of Victoria Hall.

## 1.2 METHODOLOGY

Preparing the HIA included review of the heritage designation by-law, background material, and the current proposed design package. The building was also reviewed through site observations undertaken by the project team on March 25, 2026. The heritage resource has been assessed with reference to the Ontario Heritage Act, and the Standards and Guidelines for the Conservation of Historic Places in Canada (Second Edition). Further details regarding existing condition are provided in Section 5 of this report.

## 1.3 SITE & CONTEXT

Victoria Hall is situated within a mixed low-rise context characterized by institutional, religious, civic, and residential uses. To the north, the site fronts Mosley Street, with St. Andrew’s Presbyterian Church located on the northeast corner of Mosley Street and Victoria Street. To the east, across Victoria Street, is Holy Forty Martyrs Church. To the south, the site interfaces with the Aurora Town Square parking and access area. To the west, the property abuts a two-storey house. This immediate setting reflects a varied but predominantly community-oriented context, where religious, cultural, and residential building types coexist within the historic core of Aurora.

The immediate context consists of a mixed institutional, civic, and residential context:

- Low-rise residential built form to the north and west
- Religious/Institutional buildings to the east and northeast and
- Cultural/civic open area and parking to the south

The following pages include current site photos, aerial imagery, and streetscape views showing the Site in relation to the surrounding area. All photos are taken by Giaimo on March 25, 2026 unless otherwise noted.

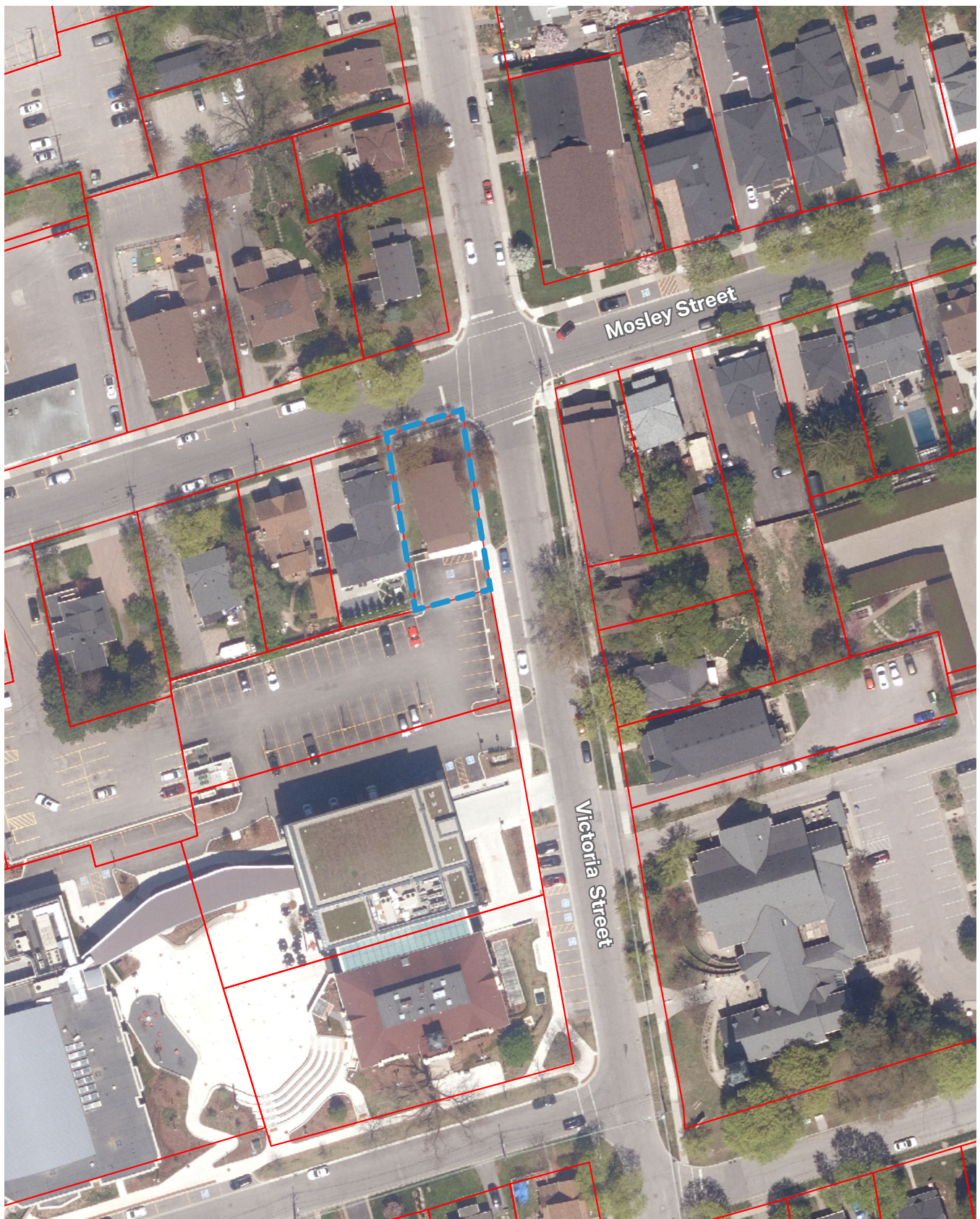


Fig. 1.1. Aerial view showing the subject property within the context in dashed lines.

Discover York Interactive Map, annotated by Giaimo.



Fig. 1.2. Bird's eye view looking west  
Google Earth. Annotated by Giaino.

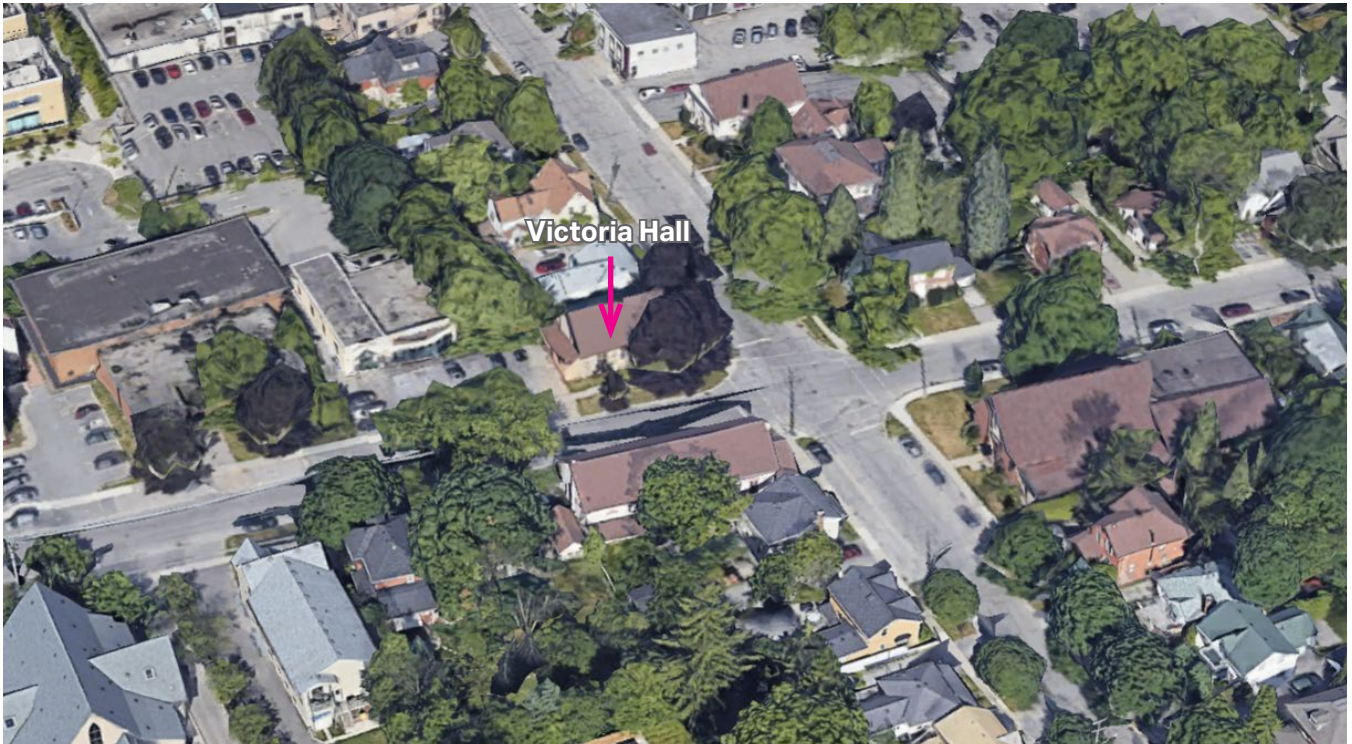


Fig. 1.3. Bird's eye view looking east  
Google Earth. Annotated by Giaino.

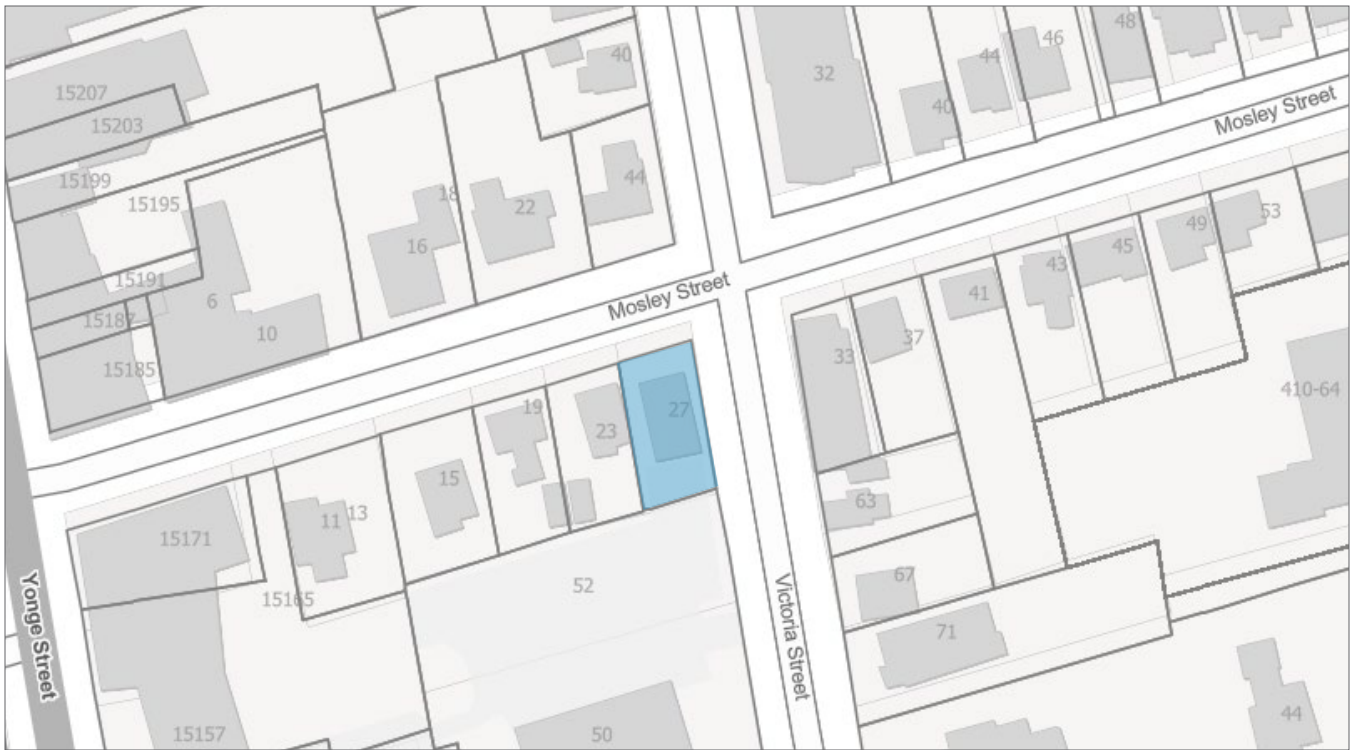


Fig. 1.4. Map showing the subject property shown in blue at the southwest corner of Mosley and Victoria Streets within the immediate context Town of Aurora Zoning, annotated by Giaimo.

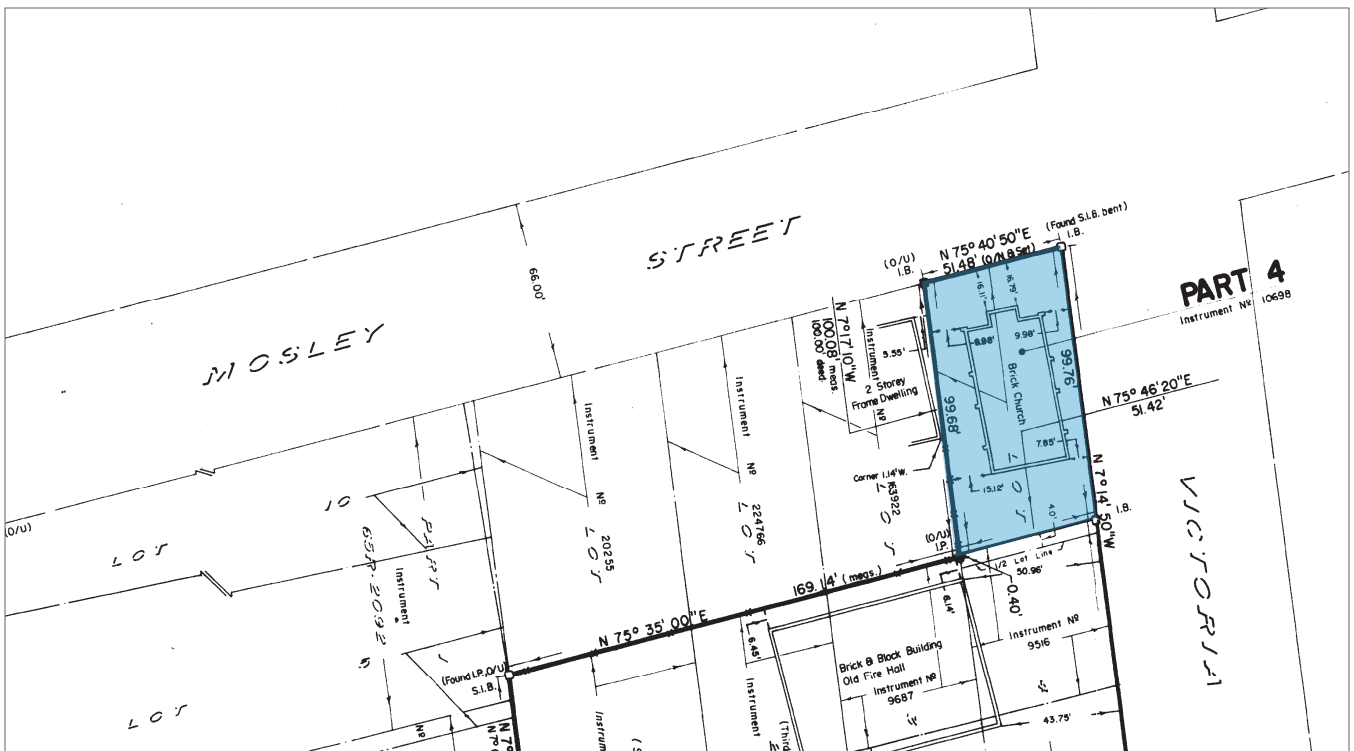


Fig. 1.5. 1981 survey of Plan 65R-4553 (cropped), with the subject property annotated in blue.



Fig. 1.6. North (principal) elevation facing Mosley Street



Fig. 1.7. East elevation facing Victoria Street



Fig. 1.8. South elevation



Fig. 1.9. West elevation



Fig. 1.10. Looking north along Victoria Street, photographed from the building's side, with the building itself out of frame and St. Andrew's Presbyterian Church at right.



Fig. 1.11. Looking south along Victoria Street, with Victoria Hall to the right and the Aurora Town Square located further south behind it.



Fig. 1.12. Looking west along Mosley Street and the neighbouring residences.



Fig. 1.13. Looking southeast from Mosley Street towards Victoria Street, with Holy Forty Martyrs ahead and Victoria Hall on the right.

## 1.4 HERITAGE STATUS

Victoria Hall, also known as the Disciples of Christ Church, is designated under Part IV of the Ontario Heritage Act by Town of Aurora By-law 5081-08.R. The designation identifies the property as having historical, associative, architectural, and contextual value.

## 1.5 CONTACTS

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## 2 - SITE HISTORY & DESIGN

*As the property is a designated heritage resource with an established Statement of Cultural Heritage Value and defined heritage attributes, a comprehensive historical research component was not required by the Town. Accordingly, the following provides a concise contextual overview to support an understanding of the property and to inform the assessment of potential impacts associated with the proposed development.*

The Town of Aurora is located within the traditional and treaty lands of Indigenous peoples who have stewarded this area for generations. The Town of Aurora is part of the treaty lands of the Mississaugas and Chippewas, recognized through Treaty #13 as well as the Williams Treaties of 1923. Prior to European settlement, this broader area formed part of long-standing Indigenous cultural landscapes, movement routes, and relationships to land and water.

European settlement in the area that became Aurora followed the opening of Yonge Street northward in the 1790s. A small hamlet developed around the intersection of Yonge Street and Wellington Street, and by the early nineteenth century the area had begun to emerge as a local service and commercial centre. The community was named Aurora in 1854, incorporated as a village in 1863, and later became a town in 1888.

As Aurora developed through the nineteenth century, the historic core expanded around Yonge Street and its side streets, with institutional, commercial, residential, and religious buildings contributing to a compact town centre. Mosley Street formed part of this evolving urban fabric east of Yonge Street and within walking distance of Aurora's historic commercial core. Victoria Hall's location reflects this period of town-building, when churches and

civic institutions were established close to one another and became anchors of community life. The Site's present context continues to reflect this historic pattern of development.

The property at 27 Mosley Street is contextually linked to a historic concentration of public, religious, and community uses in downtown Aurora. As identified in the designation by-law, the building is one of a number of public and religious institutions and public spaces within the blocks bounded by Larmont Street, Mosley Street, and Metcalfe Street that have made the area a community focal point for more than a century. This broader setting contributes to Victoria Hall's contextual value and helps explain its continued importance beyond its original ecclesiastical use.

The surrounding neighbourhood evolved over time from a mixed nineteenth-century settlement pattern into a more defined civic and institutional area. While individual uses changed, the Site remained associated with public life and community gathering. This continuity of public and community use is an important aspect of the building's heritage significance.

Victoria Hall was constructed in 1883 as a church building for the local Disciples of Christ congregation. It is a small-scale institutional building that remained associated with the congregation until it was sold in 1922. Thereafter, it served a variety of community-oriented functions under Town ownership, including use as a Health Hall, the Aurora Public Library, and a public meeting hall. These successive uses reflect the adaptability of the building and its long-standing place in the civic life of Aurora.

In 1951, it was purchased from the Public School Board for use as the town public library, as well as later images showing its continued public use in the 1950s and during Old Home Week in 1963. These references indicate that the building underwent functional changes over time while maintaining its recognizable historic form.



Fig. 2.1. 1950s, Aurora Library  
Source: Heritage Designation Brief, September 2008.



Fig. 2.2. Victoria Hall, Built 1883



Fig. 2.3. 1963, Old Home Week Headquarters,  
Aurora centennial.  
Source: Heritage Designation Brief, September 2008.

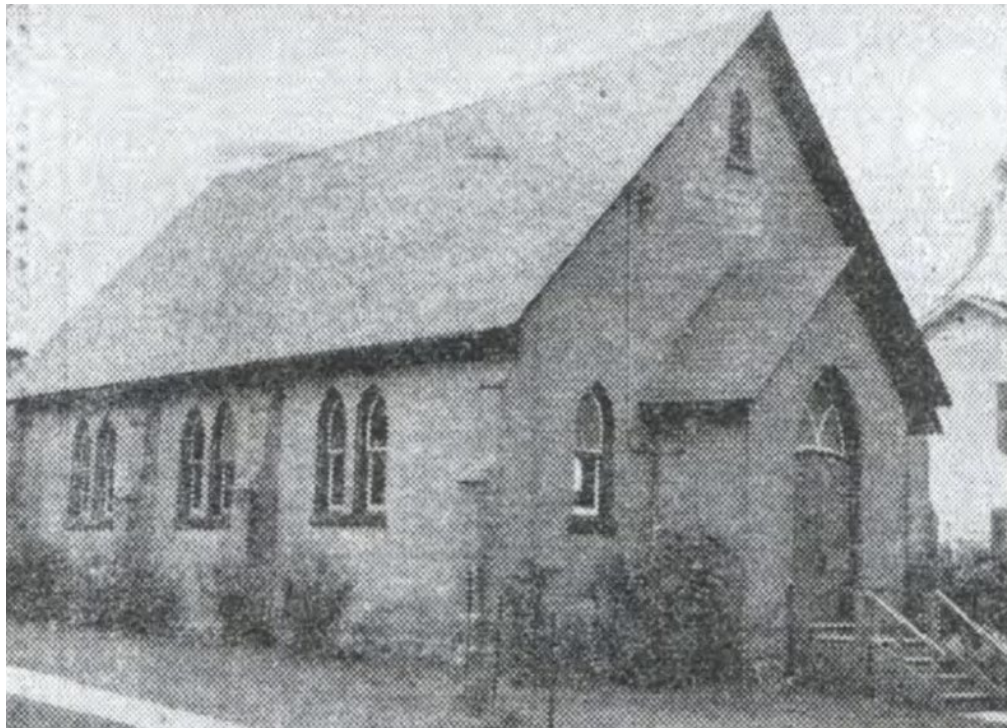


Fig. 2.4. 1951, northeast corner of the building, during the period it served as the public library.

Source: Heritage Designation Brief, September 2008.



Fig. 2.5. Present-day image of the northeast corner; the exterior remains largely unchanged.

# 3 - POLICY FRAMEWORK

The following section contains a summary of all relevant in-force and emerging policy and guideline documents that relate to the Site.

## 3.5.1 ONTARIO HERITAGE ACT & ONTARIO REGULATION 9/06

The Ontario Heritage Act is the principal provincial legislation for the identification, protection, and conservation of cultural heritage resources in Ontario. The Act enables municipalities to designate individual properties under Part IV, designate heritage conservation districts under Part V, maintain a municipal heritage register, and enter into heritage easement agreements. Victoria Hall is designated under Part IV of the Ontario Heritage Act.

Evaluation for cultural heritage value or interest under the Ontario Heritage Act is guided by Ontario Regulation 9/06, which sets out the prescribed criteria for determining cultural heritage value or interest. A property may be designated under section 29 of the Act if it meets one or more of the prescribed criteria. Victoria Hall is designated under Part IV of the Ontario Heritage Act.

## 3.5.2 PARKS CANADA STANDARDS AND GUIDELINES FOR THE CONSERVATION OF HISTORIC PLACES IN CANADA

Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada provides nationally recognized guidance for decision-making when planning for, intervening on, and using historic places. The document establishes a consistent conservation framework and is widely used as a benchmark for assessing proposed interventions to heritage properties. In the context of this HIA, the Standards and Guidelines provides an appropriate framework for evaluating the compatibility of proposed restoration, rehabilitation, and new servicing interventions at Victoria Hall.

## 3.5.3 ONTARIO PLANNING ACT AND PROVINCIAL POLICY STATEMENT (2024)

The *Planning Act* identifies "the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest" as a matter of provincial interest under section 2(d). Planning authorities are required to have regard to matters of provincial interest in carrying out their responsibilities under the Act.

The *Provincial Planning Statement, 2024* came into effect on October 20, 2024 and replaced both the 2020 *Provincial Policy Statement* and *A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019*. It provides province-wide land use planning direction and is to be applied in its entirety.

Section 4.6 of the *Provincial Planning Statement, 2024* provides direction regarding cultural heritage and archaeology. Policy 4.6.1 states that

protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved. Policy 4.6.4 states that planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved. Policy 4.6.5 requires early engagement with Indigenous communities and that their interests be considered when identifying, protecting, and managing archaeological resources, built heritage resources, and cultural heritage landscapes.

The following concepts, as defined in the *Provincial Planning Statement, 2024*, are fundamental to understanding the conservation of cultural heritage resources in Ontario:

- *Built heritage resource* means a building, structure, monument, installation, or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest.
- *Conserved* means the identification, protection, management, and use of built heritage resources, cultural heritage landscapes, and archaeological resources in a manner that ensures their cultural heritage value or interest is retained.
- *Heritage attributes* means, as defined under the *Ontario Heritage Act*, the attributes of the property, buildings, and structures that contribute to their cultural heritage value or interest.

### 3.1 YORK REGION OFFICIAL PLAN

The Town of Aurora is within York Region and is subject to the York Region Official Plan 2022, Office Consolidation June 2024. The Regional Official Plan provides the upper-tier planning framework for growth management and community planning to 2051. It recognizes York Region's cultural heritage, including heritage buildings, cultural landscapes, and archaeological resources, as part of the Region's local identity. The Plan also establishes a framework for more detailed planning to be carried out through local municipal official plans and secondary plans. In this context, the York Region Official Plan provides broad policy support for the identification and conservation of cultural heritage resources, while more specific heritage conservation direction for this project is provided through the provincial framework and the Town of Aurora's heritage policies and guidelines.

### 3.2 TOWN OF AURORA OFFICIAL PLAN

The Town of Aurora's Updated Official Plan was approved by York Region in May 2024, subject to minor modifications, and is the current municipal official plan framework for the Town. Aurora's Heritage Planning division manages the Aurora Register of Properties of Cultural Heritage Value or Interest, processes heritage designations under Parts IV and V of the Ontario Heritage Act, and processes heritage permit applications.

Aurora's heritage policy framework supports the conservation of significant heritage resources and allows the Town to require a Heritage Impact Assessment and a Restoration/Conservation Plan for development proposals or other land use planning proposals that may affect a designated or significant heritage resource or a Heritage Conservation District. The Town's current Official Plan also prioritizes on-site retention and integration of heritage resources, with adaptive re-use identified as a preferred approach before considering relocation.

### 3.3 TOWN OF AURORA HERITAGE IMPACT ASSESSMENTS AND CONSERVATION PLANS

The Town's Heritage Impact Assessments and Conservation Plans Guide provides local guidance on when an HIA or Conservation Plan may be required and how such studies should be prepared. The Guide notes that the Town may require a Heritage Impact Assessment and Restoration/Conservation Plan for development proposals that may potentially affect a designated or significant heritage resource or Heritage Conservation District. As such, the Guide is directly relevant to the preparation of this HIA and to the Town's review of proposed alterations to Victoria Hall.

For this Site, the above policy framework supports an approach centered on retention, adaptive re-use, conservation of identified heritage attributes, and the careful design of any new interventions so that the cultural heritage value of Victoria Hall is conserved.

## 4 - CULTURAL HERITAGE VALUE

Victoria Hall, also known as the Disciples of Christ Church, is designated under Part IV of the Ontario Heritage Act. It was designated by the Town of Aurora under By-law 5081-08.R on November 10, 2008 (please refer to Appendix B). The following Statement of Cultural Heritage Value or Interest is reproduced from Schedule "B" of the designation by-law.

### *Contextual Value*

27 Mosley Street is of contextual value as one of a number of public and religious institutions and public spaces located within the blocks bounded by Larmont Street, Mosley Street and Metcalfe Street which have made the area a community focal point for more than a century.

### 4.1 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

"Victoria Hall" also known as "The Disciples of Christ Church" has excellent cultural heritage value. The building is a good and rare example of a smaller church building built in the Gothic Revival Style. For most of the 20th Century, the former church has served a variety of local functions and has been an important part of community life in Aurora.

#### *Historical or Associative Value*

The building at 27 Mosley Street has historical value in its association with the Disciples of Christ Church for whom the structure was built, and the Town of Aurora for which it has served a number of capacities since it was sold by the Disciples of Christ Church in 1922 including the Health Hall, The Aurora Public Library and a public meeting hall.

#### *Architectural Value*

The building at 27 Mosley Street has architectural value as an example of a modest, Gothic Revival Style Church built of local yellow brick in the late 19th Century. Distinctive features include its pointed gothic arches over the windows and door and projecting buttresses.

## 4.2 DESCRIPTION OF HERITAGE ATTRIBUTES

The Description of Heritage Attributes includes the following heritage attributes and applies to all elevations and the roof including all facades, entrances, windows, chimneys, and trim, together with construction materials of wood, brick, stone, plaster parging, metal and glazing, their related building techniques and landscape features:

Attribute to be Conserved:

- Victoria Hall also known as "The Disciples of Christ Church" 27 Mosley Street.
- Exterior Elements of the Attribute to be Conserved:

### Exterior Elements

- Front gable roof with steep Gothic pitch
- Gothic wood pointed sash windows on the side and front elevations
- Historic sills
- Buttresses at the sides and front of Victoria Hall
- Front projecting entranceway with Gothic point above the doorway that originally contained a window with intricate tracery.
- Yellow brick exterior
- Datestone
- Remnants of the historic doorway

### Interior Elements

- Side trim and wainscoting.

# 5 - BUILDING CONDITION ASSESSMENT

## 5.1 LIMITATIONS & EXTENT

The material in this report reflects the opinion of Giaimo at the time of the site visit. The descriptions and observations are solely based on physical evidence reviewed during the site visits. In addition, invasive, physical, or destructive testing on or off site was not undertaken prior to developing this assessment.

The observations included in this assessment may change following receipt of supplementary information, further reviews, and any additional coordination with stakeholders and consultants involved in this project. The review was targeted toward visible elements of the building. The following aspects are excluded:

- Detailed survey;
- Reviewing and summarizing of past reports and studies;
- Review of existing building conditions in concealed or inaccessible areas;
- Roof membranes;
- Investigations or exploratory work;
- Laboratory analysis of building components;
- Study on the types and conditions of the building structure;
- Study on the types and conditions of mechanical and electrical systems;
- Building Code and/or regulation compliance analysis;
- Hazardous materials review and/or characterization, or analysis of air quality or potential contamination (asbestos, molds, etc.); and
- Review of any components that are not specifically identified as being included in the mandate.

## 5.2 METHODOLOGY

This assessment is based on a 25 March 2026 site visit to review and evaluate the building condition. The observations are high level and based on a visual review of the building; no intrusive investigation was undertaken. The exterior review was conducted from grade. The roof was viewed only from grade. The interior review was visual and conducted in accessible spaces only. Some existing conditions might not have been observed.

The visual review completed included the exterior masonry, doors, windows, and visible components of the roof, as well as the interior of the building.

The building components were graded using the following assessment system;

- **Good:** The assembly or component is mainly intact and is at minor risk of damage or deterioration due to normal service conditions (e.g. environment, loading) in the short term (1 to 5 years)
- **Fair:** The assembly or component is compromised and is at risk of damage or deterioration due to normal service conditions (e.g. environment, loading) in the short term (1 to 5 years)
- **Poor:** The assembly or component is lost or at considerable risk of loss due to normal service conditions (e.g. environment, loading) in the short term (1 to 5 years)

## 5.3 BUILDING ASSESSMENT

### 5.3.1 EXTERIOR

Victoria Hall is a modest single-storey Gothic Revival building of buff yellow brick on a stone foundation, with a steep front gable roof and pointed-arch openings. The north elevation is the principal façade and includes the projecting entrance, datestone, front buttresses, and the strongest expression of the building's Gothic Revival character. The east and west elevations are longer side elevations defined by pointed wood sash windows, historic sills, buttresses, and brick masonry walls on a low foundation. The south elevation is simpler and more secondary in character, though it remains part of the overall historic form of the building. Overall, Victoria Hall appears to be in fair to good condition. The building retains substantially all identified exterior heritage attributes. The most notable issues are localized rather than systemic and are concentrated at the buttresses, window and door arches, mortar joints, foundation repairs, painted wood sills, portions of the eaves and fascia, and the altered main entrance.

#### **Masonry**

The buff brick masonry appears to be in generally good condition overall, with several localized areas of fair to poor deterioration. Areas of concern include parging and deterioration primarily at the buttresses, chipped and cracked brick units, cracking at select window arches on the east and west elevations, cracking beneath the first-bay sill on the west elevation, cracking at the main entrance arch, and localized brick spalling, including at the base of the entrance. There are also areas of widespread unsympathetic mortar repairs, localized mortar loss, and cement-based repairs at portions of the foundation, particularly on the west elevation. The rubblestone foundation appears to require repointing. Future masonry repair and repointing should be sympathetic to the historic masonry in material, profile, and

finish. Overall, the masonry may be characterized as generally good, with localized areas of fair to poor condition where cracking, parging, spalling, or incompatible repair is concentrated.

#### **Windows & Doors**

There are three pairs of pointed arch windows with exterior storms on west and east elevations. There are two additional pointed arch windows on the principal elevation placed on either side of the entrance. The windows appear to be original, though the upper glazing varies, with decorative patterned glass in some openings and plain glass in others, which may indicate later replacement of select units. All windows have been sealed shut. Weathering is most evident at the wood sills, which are painted and are overall in good to fair condition, with peeling and flaking paint and signs of deterioration. The main entrance has been altered through replacement of the door and removal or concealment of the transom. Archival photographs indicate that the original entrance composition included a decorative transom and a double-leaf door arrangement, and this historic configuration appears to be recoverable at least in part. Overall, the openings can be described as good, with the main entrance in fair condition due to alteration and possible concealed deterioration.

#### **Woodwork**

Painted rafter tails and eaves appear to be generally in good condition, with only select areas of weathering. The rear elevation soffit and fascia appear to have been replaced or covered with aluminum, which suggests earlier alteration and loss of original material in that area. Any surviving wood elements should be carefully inspected during detailed design so that repair can be prioritized over replacement where feasible.

**Roof**

The roof is currently finished in asphalt shingles, which appears to be a later roofing material and may not reflect the original historic roof finish. The roof over the main portion of the building seems to be in fair condition, however, the roof at the principal elevation entrance is in poor condition with evidence of biological growth on asphalt shingles and lifting.

### 5.3.2 INTERIOR

The building seems to be used as storage currently. The interior has been modified over time, with a dropped ceiling concealing the roof structure. The flooring material is vinyl tiles with areas of lifting and damage. The wainscoting, a heritage attribute, is painted and overall, in good condition. The rear addition is not finished and serves a utilitarian purpose.



Fig. 5.1. West elevation showing overall wall condition



Fig. 5.4. Front entrance, cracking and deterioration at base of entrance

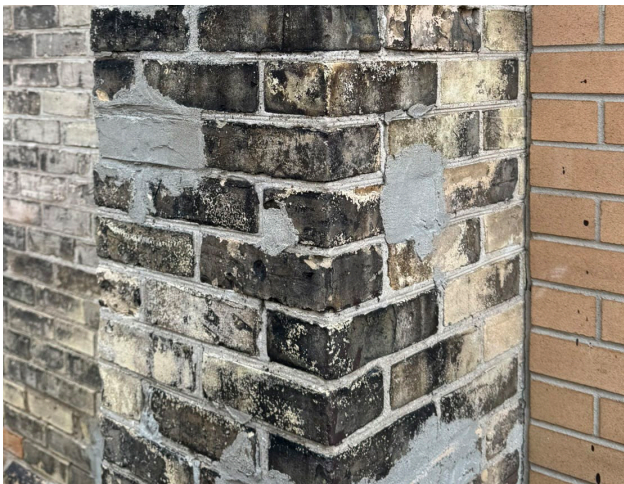


Fig. 5.2. West Elevation, butters with parging, staining, and localized deterioration



Fig. 5.5. Front entrance, asphalt shingle roof at the front entrance in poor condition and evidence of biological growth



Fig. 5.3. West elevation, typical butters condition and localized masonry weathering



Fig. 5.6. Front entrance, parging and deterioration at junction with brick masonry



Fig. 5.7. Northwest corner, downspout discharge at foundation with localized masonry deterioration



Fig. 5.9. Northeast corner, condition of lower buff brick wall and downspout area



Fig. 5.8. Foundation and lower wall showing brick deterioration, and incompatible repair

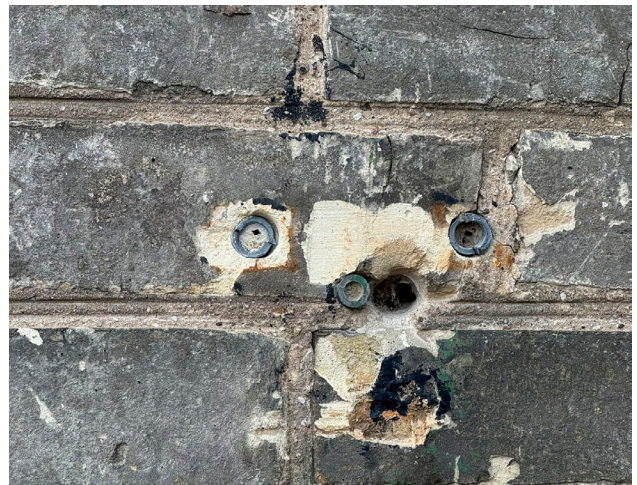


Fig. 5.10. Front entrance, penetrations in the wall



Fig. 5.11. Mortar loss and cracking at the foundation stone, brick weathering



Fig. 5.12. Eaves, soffit, and downspout showing existing rainwater management and roof edge



Fig. 5.15. Masonry cracking at the pointed window arch



Fig. 5.13. Window sill and jamb showing weathering, and localized deterioration

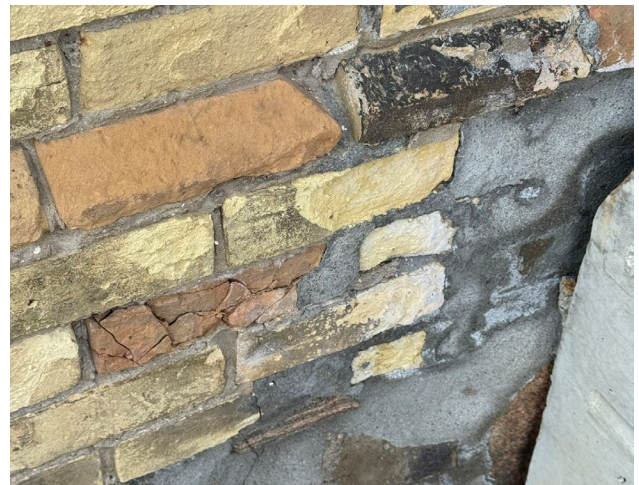


Fig. 5.16. Localized brick spalling and mortar deterioration at base



Fig. 5.14. East elevation, buttresses with parged finish



Fig. 5.17. West elevation, buttress with parging and localized deterioration at lower portion

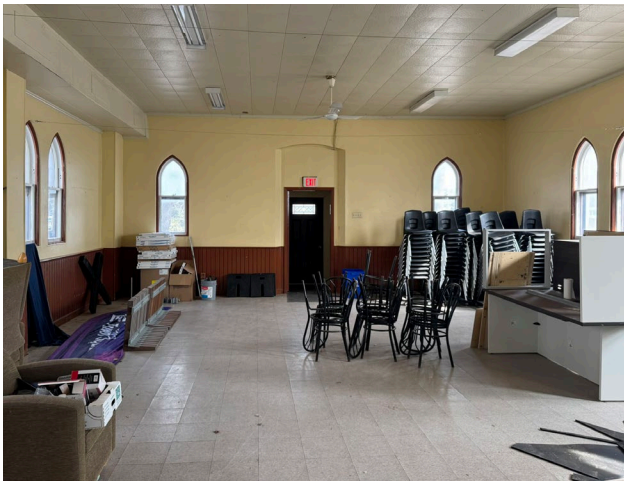


Fig. 5.18. Main hall side trim, and wainscoting



Fig. 5.23. Interior wood wainscoting

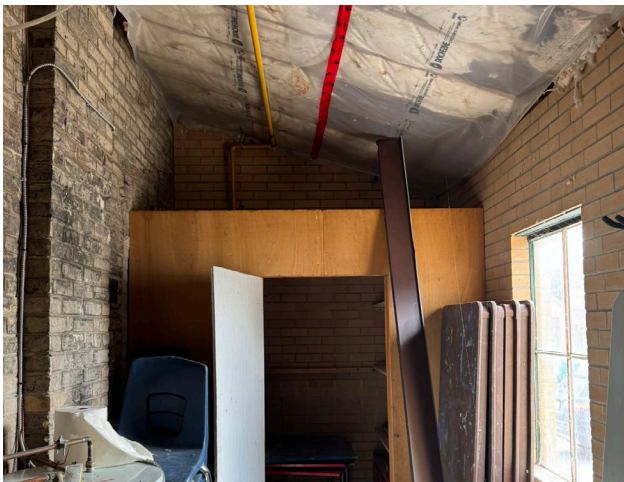


Fig. 5.19. Existing rear elevation addition, ancillary space showing alterations, and exposed utilities



Fig. 5.21. Close-up of pointed window opening



Fig. 5.20. Exposed services, and insulated ceiling assembly against historic brick wall

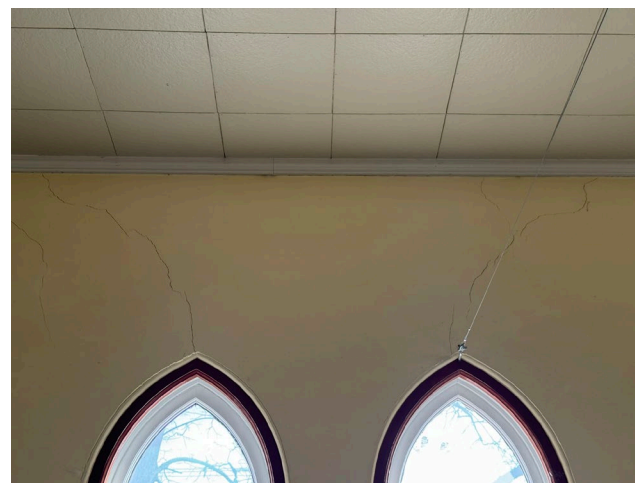


Fig. 5.22. Cracking at the pointed window arch visible at majority of the openings

## 6 - PROPOSED WORK

The proposal includes rehabilitation of the existing designated heritage building, a new addition and service space at the south elevation, and an accessible entrance sequence designed by CS&P Architects Inc. The proposal retains the historic building while introducing new work in a contemporary architectural language.

As shown in the ground floor plan dated April 2, 2026, the primary entrance is proposed through the new addition rather than through the historic entrance on Mosley Street. The plan shows an accessible ramp at a 1:12 slope with a total length of 8.45 metres leading to an elevated entrance level of +0.70. The historic Mosley Street entrance is shown as an exit in the current plan.

The scheme illustrates a new entrance addition as a lightweight, transparent volume set against the existing buff brick heritage building.

The addition appears to be predominantly glazed, with a flat roof and narrow-profile framing, allowing the existing form, brickwork, and steep gable of Victoria Hall to remain visually legible behind it. The new work reads as clearly contemporary and distinguishable from the historic structure.

Within the existing building, the north end is partitioned to include two new washrooms along the east side and an additional room to the west, without obstructing the north entrance. The existing doorway between the current addition and the main building will be widened. Additionally, an original infilled opening at the southeast corner will be reinstated to improve flow between the new addition and the building.

Overall, the current proposal seeks to support the long-term use of Victoria Hall while maintaining the existing heritage building as the defining built form on the site.



Fig. 6.1. Rendering illustrating the proposed south elevation addition, proposed stairs and ramp.  
CS&P Architects Inc



# 7 - ASSESSMENT OF IMPACT

The proposed design is expected to have a minor impact on Victoria Hall's cultural heritage value. The following table identifies and assesses possible effects of the proposal on the building, and the second evaluates changes to identified heritage attributes (Statement of Cultural Heritage Value provided in Section 4).

Overall, the current proposal conserves the cultural heritage value of Victoria Hall. The main areas requiring careful resolution through detailed design are the interface between the new glazed addition and the existing brick building and the treatment of interior heritage attributes that may be obscured by the proposed design. Section 8 of this report provides mitigation strategies to minimize any potential impact on the cultural heritage values and heritage attributes of the property.

DIRECT AND/OR INDIRECT ADVERSE IMPACTS	LEVEL OF IMPACT (POTENTIAL, NONE, MINOR, MODERATE, OR MAJOR)	RATIONALE
<b>Destruction</b> of any, or part of any, significant heritage attributes or features	None	The original portion of the building is proposed to be retained in its entirety. While the existing rear elevation addition will be removed and the current doorway leading from the addition to the main building widened, these interventions do not lead to the destruction of any heritage attributes.
<b>Alteration</b> that is not sympathetic, or is incompatible, with the historic fabric and appearance.	Minor	The proposed rear addition replaces a previous addition that does not contain any heritage attributes. Furthermore, the addition is contemporary, visually distinguishable, and sympathetic to the historic building.
<b>Shadows</b> created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or planting, such as a garden.	None	The proposal does not involve a large new volume or substantial increase in building height. The new glazed entrance element is low and lightweight, and is not expected to create meaningful shadow impacts on identified heritage attributes.
<b>Isolation</b> of a heritage attribute from its surrounding environment, context or a significant relationship.	None	Victoria Hall will remain in its historic location and continue to contribute to the surrounding cluster of civic, public, and religious buildings identified in the designation by-law.
Direct or indirect <b>obstruction</b> of significant views or vistas within, from, or of built and natural features.	None	The new glazed entrance addition will alter the perception of the elevation. However, because the addition is visually light and largely transparent, the historic form and profile of Victoria Hall are expected to remain legible.
A <b>change in land use</b> (such as rezoning a church to a multi-unit residence) where the change in use negates the property's cultural heritage value.	Potential/ Minor	No specific tenant or final use has been determined at this time. While a change from the building's former community and institutional uses may introduce some potential for impact, continued active use is anticipated to support the long-term conservation and viability of the property.
<b>Land disturbances</b> such as a change in grade that alters soils, and drainage patterns.	Minor	The proposed accessible entrance sequence and associated site work will require localized intervention at grade. The changes appear limited in extent.

HERITAGE ATTRIBUTE	IMPACT
Front gable roof with steep Gothic pitch	<p>Direct adverse: None anticipated based on the current proposal, as the overall building form and steep front gable roof are proposed to be retained.</p> <p>Indirect adverse: N/A</p> <p>Positive: The proposal retains the building in situ and supports its continued use, which helps conserve its overall form.</p>
Gothic wood pointed sash windows on the side and front elevations	<p>Direct adverse: None anticipated, as the current proposal does not indicate changes to the pointed sash windows or historic sills.</p> <p>Indirect adverse: N/A</p> <p>Positive: The proposal supports ongoing conservation of these elements, including repair and replacement of exterior storm units where required by a qualified heritage contractor.</p>
Historic Sills	
Buttresses at the sides and front of Victoria hall	<p>Direct adverse: N/A</p> <p>Indirect adverse: N/A</p> <p>Positive: The buttresses will be restored through removal of parging, replacement of masonry and repointing as required.</p>
Front projecting entranceway with Gothic point above the doorway that originally contained a window with intricate tracery	<p>Direct adverse: N/A</p> <p>Indirect adverse: Minor. The new entrance addition and revised circulation sequence alter how the historic entrance is experienced. In the proposed design, the historic primary entrance is utilized as an exit.</p> <p>Positive: The main entrance will be restored through asphalt replacement, repair of deteriorated rafter trails, and replacement of damaged masonry.</p>
Yellow brick exterior	<p>Direct adverse: N/A</p> <p>Indirect adverse: N/A</p> <p>Positive: The project supports masonry repair and conservation, including treatment of cracked units, parging, and incompatible mortar repairs.</p>
Datestone	<p>Direct adverse: N/A</p> <p>Indirect adverse: N/A</p> <p>Positive: N/A</p>
Remnants of historic doorway	<p>Direct adverse: N/A</p> <p>Indirect adverse: N/A</p> <p>Positive: As part of the restoration efforts, the existing covering at the transom can be removed to investigate whether original material remains beneath.</p>
[Interior] Side trim and wainscoting	<p>Direct adverse: Minor. Based on the current floor plan, the interventions at the north end of the building will obscure some of the interior side trim and wainscoting.</p> <p>Direct adverse: N/A</p> <p>Positive: N/A</p>

# 8 - CONSERVATION AND MITIGATION STRATEGIES

## 8.1 CONSERVATION APPROACH

Section 7 of this report identified that the current proposal conserves the cultural heritage value of Victoria Hall, with limited and generally minor impacts that have been addressed through the sensitive design of the interventions and can be further mitigated through the strategies outlined below. The main considerations relate to the interface between the proposed glazed entrance addition and the existing heritage building, the treatment of interior heritage attributes, and the final placement and visual treatment of any new mechanical elements. This section outlines the conservation approach and mitigation strategies recommended to guide the project team in conserving the property's cultural heritage value and heritage attributes.

The selected conservation treatment for this project is rehabilitation, with selective restoration of specific heritage attributes where sufficient physical and archival evidence exists. The *Standards and Guidelines for the Conservation of Historic Places in Canada (S&Gs)*, describes rehabilitation as:

*The action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, while protecting its heritage value.*

Rehabilitation is the appropriate primary treatment to allow continued contemporary use of the building, together with a new entrance addition and accessible entry sequence. Selective restoration remains appropriate for certain heritage attributes, including masonry repairs, removal of unsympathetic parging and mortar repairs, investigation and possible recovery of the historic north entrance transom and door composition, repair of wood sills and trim, and compatible roof replacement where required.

The required conservation work should be implemented through a coordinated drawing package and trade specifications prepared as part of the project documentation.

## 8.2 MITIGATION STRATEGIES

### Documentation

Prior to any construction or conservation work, the existing building should be comprehensively documented through measured drawings, current photography, and targeted recording of heritage attributes that may be affected by the proposed work including the wainscoting.

### Qualified heritage contractor/trades

Exterior restoration work and any repair of historic fabric should be undertaken by a qualified heritage contractor or appropriate heritage tradespersons. This is particularly important for masonry repointing, selective brick replacement, repair of painted wood sills, investigation of the historic entrance transom, and any restoration of the entrance composition.

### Masonry conservation

The buff brick masonry, buttresses, arches, and foundation should be repaired using methods and materials that are sympathetic to the historic masonry in material, profile, texture, and finish. Unsympathetic mortar repairs, parging, and localized cementitious repairs should be removed where appropriate and replaced with more compatible repair work. Selective brick replacement should be limited to units that are cracked, spalled, or deteriorated beyond reasonable repair. Particular attention should be given to the buttresses, cracks at the window arches, cracking at the main entrance arch, areas of mortar loss, localized brick spalling at the entrance base, and the rubblestone foundation.

### **Windows, sills, and wood elements**

Existing pointed sash windows, historic sills, rafter tails, and other surviving wood elements should be retained and repaired where feasible. Repair should be prioritized over replacement, and any replacement of exterior storm units or localized deteriorated wood elements should be limited to what is necessary and carried out in kind or with a physically and visually compatible material. Painted wood sills showing peeling, flaking, or weathering should be repaired and repainted as part of the conservation work.

### **North entrance restoration**

The historic north entrance should be conserved and, where feasible, selectively restored. The interior plywood at the transom should be removed to confirm whether the original transom survives behind the later covering. The entrance composition, including the transom and door arrangement, should be restored in a manner consistent with the building's Gothic Revival character. Archival images referenced in Section 2 can be used to guide this work.

### **Roof and water management**

The asphalt shingles at the front entrance porch is recommended to be replaced in kind. Eavestroughs and downspouts should also be replaced throughout the building as required using compatible profiles and detailing.

### **New glazed addition and interface with the heritage building**

The proposed glazed entrance addition is designed in a contemporary language, visually light, compatible with the heritage building and it maintains the existing form, buff brick masonry, steep gable, and heritage attributes of Victoria Hall.

The interface between the addition and Victoria Hall should be detailed with care, with particular attention to materials, proportions, and reversibility.

### **Mechanical interventions**

Any proposed mechanical elements, including intake and exhaust air grilles, should be located in the least visually prominent areas and should avoid heritage attributes. Their number and size should be minimized, and penetrations through historic fabric should be limited where feasible. New mechanical elements should be physically and visually compatible with, subordinate to, and distinguishable from the heritage resource, consistent with Standard 11 of the S&Gs. Where such elements must be introduced at the roof or façade, they should be integrated in a manner that minimizes visibility from the public realm and avoids disruption to the building's roof profile and overall heritage character.

### **Interior heritage attributes**

Based on the current floor plan, some of the wainscoting may be obscured by the new room and washrooms at the north end. Elsewhere in the building, historic wainscoting should be retained and conserved where possible.

## 9 - CONCLUSION

This report finds that the proposed development described in Section 6 conserves the cultural heritage value of Victoria Hall while supporting its continued use.

The proposed development represents minimal to minor and acceptable impact on the designated heritage resource. Victoria Hall will be retained in situ, and its cultural heritage value will continue to be expressed through the conservation of its historic form, buff brick masonry, pointed openings, buttresses, roof profile, datestone, and other identified heritage attributes. While the proposal includes a new glazed entrance addition and accessibility upgrades, these interventions can be accommodated in a manner that remains compatible with the heritage resource, provided the mitigation measures outlined in Section 8 are implemented.

The proposed work also creates an opportunity to address existing areas of deterioration through appropriate restoration and rehabilitation work, including masonry repair, removal of unsympathetic parging, repair of wood elements, and selective restoration of the north entrance where feasible.

It is recommended that mitigation and conservation measures be integrated into the proposed approach. Conservation measures should be incorporated into a coordinated drawing package with outline specifications to guide implementation and, if required, support a Heritage Permit application. All conservation work should be implemented by qualified heritage contractors.

# 10 - SOURCES

Ministry of Citizenship and Multiculturalism, *Ontario Heritage Tool Kit*. 2025.

*Ontario Provincial Policy Statement*. 2024.

Parks Canada, *Standards and Guidelines for the Conservation of Historic Places in Canada*, 2nd edition. 2010.

Seaman, Michael, Heritage Designation Brief - Victoria Hall and Disciples of Christ Church. September 2008.

Town of Aurora Official Plan. 2024.

York Region Official Plan. 2022.

# APPENDICES

## A - PROJECT PERSONNEL

**Giaimo**, established in 2015, is a Toronto-based architecture firm integrating design and heritage conservation. We specialize in developing contextual and creative solutions within existing buildings, fostering environmentally, socially, and culturally sustainable places through adaptive reuse, renovations, interventions, and integrating new with old. As architects, designers, and heritage specialists, we have over two decades of experience in all project stages, including research, heritage assessments, feasibility studies, concept design, detailed design, and construction. Collectively our staff of ten have worked on hundreds of projects, ranging from housing and offices to museums and community spaces, and have been honoured with numerous awards, including the Lieutenant Governor's Ontario Heritage Award for Excellence in Conservation, the Canadian Architect Awards of Excellence, and the Canadian Association of Heritage Professionals Award. Collaboration is at the core of our studio, and we actively engage in Canada's architectural culture through mentoring, teaching, research, publishing, volunteering, and exhibitions.

**Joey Giaimo**, MRAIC, OAA, CAHP, is founding Principal at Giaimo and brings more than 25 years of experience in the architecture and heritage professions, including an extensive portfolio in integrating design and conservation. He is a registered Architect (OAA) and a professional member of CAHP. He currently lectures on heritage conservation and teaches undergraduate and graduate design studios at Toronto Metropolitan University's Department of Architectural Science, with an emphasis on conservation and adaptive reuse. He has presented his work at conferences and exhibitions including AZURE's Human/Nature, the Society for the Study of Architecture in Canada,

the Association for Preservation Technology, and the National Trust for Canada. Joey's approach to architecture sources the value and characteristics of existing buildings and spaces. This process recognizes and records the state of things as they are, and intervenes with them in respectful and sensitive ways.

**Sara Shemirani**, BArchSc, CAHP, is an Associate at Giaimo. She is an architectural designer and heritage professional (CAHP) with over five years of experience in design and conservation projects across Ontario. Sara holds a Bachelor of Architectural Science from Toronto Metropolitan University. Her work spans residential renovations and heritage projects across multiple project stages, as well as the design of exhibitions and heritage interpretation installations. Passionate about heritage conservation, Sara volunteered with the non-profit Architectural Conservancy Ontario (ACO), where she most recently served as an ACO NextGen Vice Chair. As a TMU alumna, Sara contributed to the Department of Architectural Science as a member of the Equity, Diversity & Inclusion (EDI) Committee from 2022 to 2025, collaborating with students, faculty, and staff to identify, evaluate, and address EDI barriers inside and outside the classroom.

# B - HERITAGE DESIGNATION BY-LAW

"Victoria Hall" also known as "The Disciples of Christ Church"  
27 Mosley Street



**THE CORPORATION OF THE TOWN OF AURORA**

**By-law Number 5081-08.R**

**BEING A BY-LAW to designate a certain property as being of Historical and/or Architectural Value or Interest "Victoria Hall" also known as "The Disciples of Christ Church" 27 Mosley Street**

**WHEREAS** pursuant to Part IV of the *Ontario Heritage Act*, R.S. O. 1990, Chapter o.18, the Council of a municipality is authorized to enact By-laws to designate a real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

**AND WHEREAS** the municipal council of the Corporation of the Town of Aurora has cause to be served on the owners of the lands and premises at:

27 Mosley Street  
Aurora, ON

and up on the Ontario Heritage Foundation, notice of intention to designate Victoria Hall also known as the Disciples of Christ Church and a statement of the reasons for the proposed designation, and further, has caused said notice of intention to be published in the Banner, being a newspaper of general circulation in the municipality;

**AND WHEREAS** no notice of objection to the proposed designation has been served on the municipality;

**AND WHEREAS** the reasons for designation are set out in Schedule "B" attached hereto and form part of this By-law;

**NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWN OF AURORA ENACTS AS FOLLOWS:**

1. THAT the following real property, more particularly described in Schedule "A" attached hereto and forming part of this By-law is hereby designated as being of cultural heritage value or interest:

"Victoria Hall" also known as "The Disciples of Christ Church"  
27 Mosley Street  
Town of Aurora  
The Regional Municipality of York

2. THAT the Town solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" attached hereto at the Land Registry Office.

**READ A FIRST AND SECOND TIME THIS 10<sup>TH</sup> DAY OF NOVEMBER, 2008.**

**READ A THIRD TIME AND FINALLY PASSED THIS 10<sup>TH</sup> DAY OF NOVEMBER, 2008.**

**PHYLLIS M. MORRIS, MAYOR**

**B. PANIZZA, TOWN CLERK**

**SCHEDULE "A" TO  
BY-LAW 5081-08.R**

In the Town of Aurora in the Regional Municipality of York, property description as follows:

Victoria Hall also known as the Disciples of Christ Church.  
27 Mosley Street  
Part Lot 4 S/S Mosley St, Plan 68  
Part 4, 65R4553  
Town of Aurora, Regional Municipality of York

## **SCHEDULE "B" TO BY-LAW 5081-08.R**

### Statement of Cultural Heritage Value or Interest

"Victoria Hall" also known as "The Disciples of Christ Church" has excellent cultural heritage value. The building is a good and rare example of a smaller church building built in the Gothic Revival Style. For most of the 20<sup>th</sup> Century, the former church has served a variety of local functions and has been an important part of community life in Aurora.

### *Historical or Associative Value*

The building at 27 Mosley Street has historical value in its association with the Disciples of Christ Church for whom the structure was built, and the Town of Aurora for which it has served a number of capacities since it was sold by the Disciples of Christ Church in 1922 including the Health Hall, The Aurora Public Library and a public meeting hall.

### *Architectural Value*

The building at 27 Mosley Street has architectural value as an example of a modest, Gothic Revival Style Church built of local yellow brick in the late 19<sup>th</sup> Century. Distinctive features include its pointed gothic arches over the windows and door and projecting buttresses.

### *Contextual Value*

27 Mosley Street is of contextual value as one of a number of public and religious institutions and public spaces located within the blocks bounded by Larmont Street, Mosley Street and Metcalfe Street which have made the area a community focal point for more than a century.

### Description of Heritage Attributes

The Description of Heritage Attributes includes the following heritage attributes and applies to all elevations and the roof including all facades, entrances, windows, chimneys, and trim, together with construction materials of wood, brick, stone, plaster parging, metal and glazing, their related building techniques and landscape features:

### *Attribute to be Conserved:*

- Victoria Hall also known as "The Disciples of Christ Church" 27 Mosley Street.
- *Exterior Elements of the Attribute to be Conserved:*

### Exterior Elements

- Front gable roof with steep Gothic pitch
- Gothic wood pointed sash windows on the side and front elevations
- Historic Sills
- Buttresses at the sides and front of Victoria hall
- Front projecting entrancedway with Gothic point above doorway that originally contained a window with intricate tracery.
- Yellow brick exterior
- Datestone
- Remnants of historic doorway

### Interior Elements

- Side trim and wainscoting.

**Explanatory Note**

Re: Heritage Designation By-law No. 5081-08.R

By-law Number 5081-08.R the following purpose and effect:

To designate the property at 27 Mosley Street as a property of cultural heritage value or interest pursuant to the provisions of the Ontario Heritage Act, R.S.O., 1990, Chapter 0.18, Part IV, Section 29.

# TOWN OF AURORA

## THE REGIONAL MUNICIPALITY OF YORK

LOCATION: Part Lot 4 S/S Mosley St, Plan 68  
Part 4, 65R4553  
Town of Aurora, Regional Municipality of York  
27 Mosley Street  
(Victoria Hall)

THIS IS SCHEDULE "A"

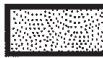
TO BY-LAW NO. 5081-08.R

PASSED THIS 10 DAY

OF January, 2008.

  
BOB PANIZZA, CLERK

  
PHYLLIS M. MORRIS, MAYOR



**SUBJECT LANDS**



SCHEDULE "A" TO BY-LAW NO. 5081-08.R