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Town of Aurora
Committee of the Whole Report
No. PDS26-045

Subject: Heritage Permit Application HPA-2026-01 – 15375 Yonge St.

Prepared by: Adam Robb, Manager, Policy Planning and Heritage

Department: Planning and Development Services

Date: May 12, 2026

Recommendation

1. That Report No. PDS26-045 be received; and
2. That Heritage Permit Application HPA-2026-01 for 15375 Yonge Street be approved, subject to future site plan review and approval.

Executive Summary

This report seeks Council's approval of Heritage Permit Application HPA-2026-01, which is intended to facilitate a single physician healthcare office at 15375 Yonge Street.

- 15375 Yonge Street is located within the Town's Northeast Old Aurora Heritage Conservation District and designated under Part V of the *Ontario Heritage Act*
- The Owner proposes alterations to the property which include demolition of the rear non-heritage garage
- The proposal was supported by the Heritage Advisory Committee and will also still be subject to site plan review

Background

15375 Yonge Street is located within the Town's Northeast Old Aurora Heritage Conservation District and designated under Part V of the *Ontario Heritage Act*

15375 Yonge Street was built circa 1885 and is located within the Town's Northeast Old Aurora Heritage Conservation District. The property is a corner lot, located at the

northeast intersection of Yonge and Maple Streets. The main orientation of the dwelling is towards Yonge Street, with rear access available from Maple Street. Notable heritage features of the property include the brick exterior, gable roofline and entryways, and general 'L' shaped design.

Analysis

The Owner proposes alterations to the property which include demolition of the rear non-heritage garage

The owner is proposing the following alterations to facilitate a single physician healthcare office at the property:

- Removal/demolition of the rear non-heritage garage
- Removal of a smaller tree on the property
- New healthcare office signage on Yonge Street
- Repainting of the façade to a compatible classical cream/white colour
- Enhancement of the Maple Street entryway with a new overhead doorway gable
- Replacement of the rear, non-heritage windows
- Parking re-configuration
- Interior alterations as part of the change in use
- Roofing and shingle replacement

The majority of the proposed work is generally considered minor and either involves interior renovations or general building maintenance/enhancement. However, the requirement for a demolition permit for the rear garage on the property triggers the need for Council approval of the subject heritage permit application.

The rear 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 healthcare office, the owner no longer requires the garage in its existing capacity/function. Removal of the garage would provide more space/efficiency for parking as well as improved client accessibility. The new exterior area is also intended to be finished with a complementary wood board and batten siding.

To facilitate the parking configuration, the owner has indicated that a smaller tree will require removal. The tree is considered smaller relative to the larger, more mature trees on the property, which the owner has indicated 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.

The proposal was supported by the Heritage Advisory Committee and will also still be subject to site plan review

The current proposal was reviewed by the Heritage Advisory Committee at its meeting held on April 13, 2026. The Committee expressed support for the proposal, noting that the owner is pursuing complementary alterations that will be sympathetic to the heritage features of the property, and that the demolition of the rear non-heritage garage will improve overall access and efficiency for the site.

The proposal will also be subject to a site plan review process to ensure the coordination and functionality of the site, as well as the requirement to enter into a site plan agreement with the Town. Additionally, the owner will also be required to seek any necessary required parking relief through the minor variance process. Heritage Permit approval is being sought first in order to ensure Council's review and support of the proposal from a design and heritage perspective, prior to the more detailed technical site plan and minor variance processes then being pursued. The appropriate condition of approval has also been implemented to merge these processes, being that heritage permit approval remains subject to site plan review and approval as well.

Advisory Committee Review

Initially, the owner prepared plans which were reviewed by the Heritage Advisory Committee at its meeting held on February 9, 2026. These plans did not originally propose demolition of the rear garage. The Committee posed questions to the owner to ensure compatibility of materiality and colours and also provided comments on the configuration of the site. The Owner then revised their plans, recognizing the need to improve the proposed parking efficiency and configuration on site, while also addressing comments from the Committee. The owner is committed to using a classical colour for the property and complementary materials like wood board and batten siding. The Heritage Advisory Committee then reviewed these latest plans at its meeting held on April 13, 2026. The Heritage Advisory Committee was very supportive of the proposal, seeing it as an improved configuration of the site that also respects the heritage features of the dwelling.

Legal Considerations

Under Section 42 of the *Ontario Heritage Act*, any developments or alterations that would potentially impact the heritage character of a property located within a Heritage Conservation District requires Council's consent. This legislative requirement is implemented in the Town of Aurora through the process of a Heritage Permit Application, which is subject to Council's approval after consultation with the Heritage Advisory Committee. Council must make a decision on a heritage permit application within 90 days after the notice of receipt is served on the applicant, otherwise Council shall be deemed to have consented to the application. The 90-day deadline for this permit application is July 15, 2026. Council may extend the review period of a heritage permit application in a heritage conservation district without any time limit under the *Ontario Heritage Act* provided it is agreed upon by the owner. If Council refuses the application or makes the permit subject to terms and conditions that are not agreeable by the owner, the owner may appeal the decision to the Ontario Land Tribunal.

Financial Implications

None.

Communications Considerations

None.

Climate Change Considerations

None.

Link to Strategic Plan

Supporting an Exceptional Quality of Life for All by satisfying the requirements under Celebrating and Promoting our Culture.

Alternative(s) to the Recommendation

1. That Heritage Permit Application HPA-2026-01 be refused.

Conclusions

Heritage Permit Application HPA-2026-01 intends to facilitate a single physician healthcare office at 15375 Yonge Street and proposes alterations including the removal of the rear garage, which requires Council approval.

Attachments

Attachment 1 – Location Map

Attachment 2 – Proposed Site Plan and Elevations

Attachment 3 – Tree Imagery

Previous Reports

Memorandum to the Heritage Advisory Committee dated April 13, 2026.

Pre-submission Review

Agenda Management Team review on April 23, 2026

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer