



VICTORIA HALL

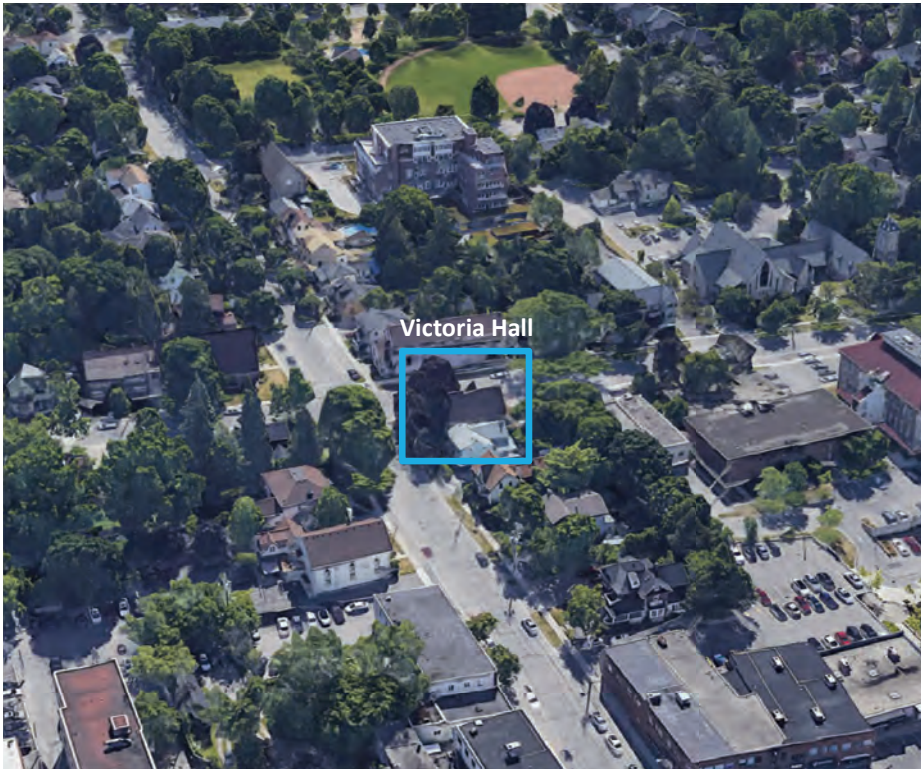
Committee of the Whole Meeting,
May 12, 2026

Site & Context

Aerial view showing the subject property, Victoria Hall also known as “The Disciples of Christ Church” at 27 Mosley Street, within the context in dashed blue line.



Site & Context



Bird's eye view looking east

Building Elevations



North (principal) elevation facing Mosley Street



East elevation facing Victoria Street



South elevation



West elevation

Site History & Design



1950s, Aurora Library



1951, building serving as a public library



1963, Old Home Week Headquarters

Description of Heritage Attributes

Attributes 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

Exterior Condition



General view of gable end and roofline



Cementitious repair and deterioration
at junction with brick masonry



Downspout discharge at foundation
with localized masonry deterioration

Exterior Condition



Parged buttresses



Masonry cracking at the pointed window arch



Condition of lower buff brick wall and downspout area

Interior Condition



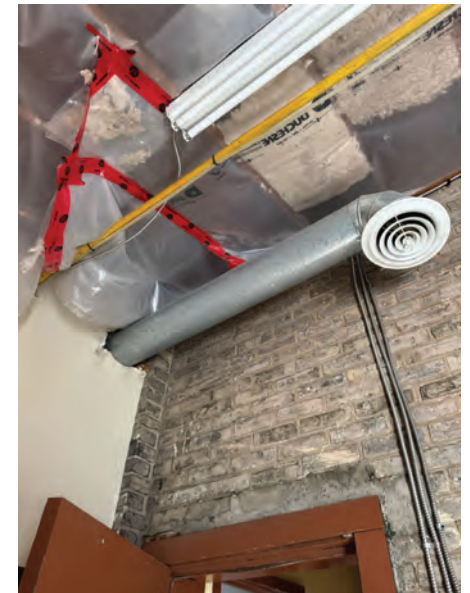
Main hall showing window openings, side trim, and wood wainscoting



Close-up of pointed window opening



Current south elevation addition

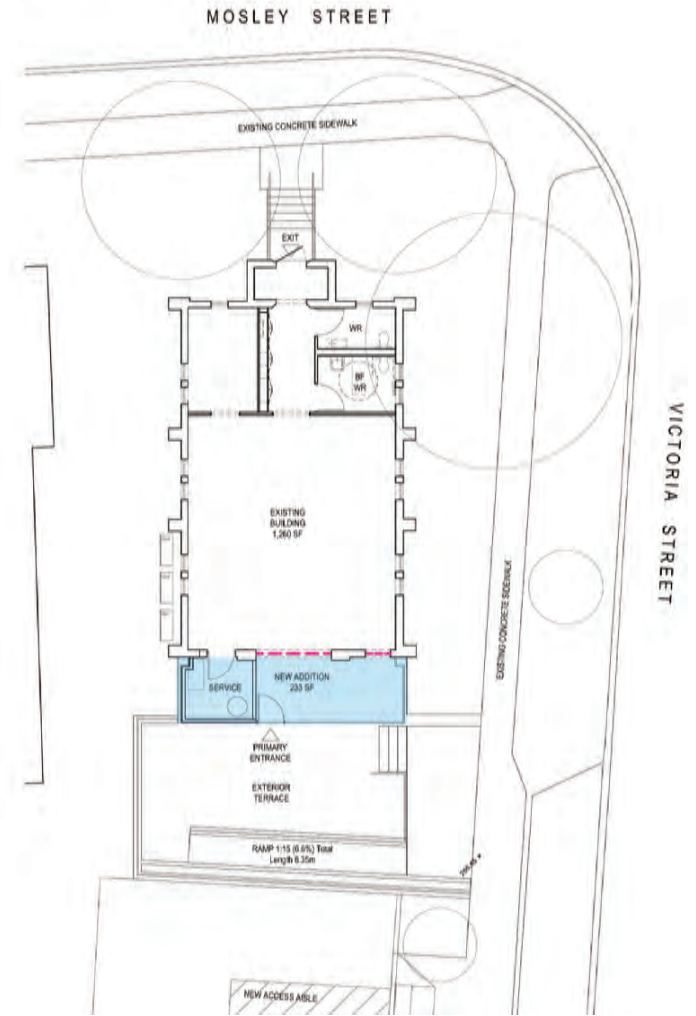


Exposed services, and insulated ceiling assembly against historic brick

Proposed Work

Proposed ground floor plan illustrating a new primary entrance addition, ramp and stairs at the south elevation, and the addition of two washrooms at the north end.

- Modified Openings
- Proposed Addition



Proposed Work



Rendering illustrating the proposed south elevation addition and stairs.

Potential Impacts on Heritage Attributes

HERITAGE ATTRIBUTE	IMPACT (Direct adverse, Indirect adverse, or Positive)
Front gable roof with steep Gothic pitch	<p>Direct adverse: None. 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. The 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 roof shingle replacement, repair of deteriorated rafter trails, and replacement of damaged masonry.</p>

Potential Impacts on Heritage Attributes (continued)

HERITAGE ATTRIBUTE	IMPACT (Direct adverse, Indirect adverse, or Positive)
Yellow brick exterior	<p>Direct adverse: N/A 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 Indirect adverse: N/A</p> <p>Positive: N/A</p>
Remnants of historic doorway	<p>Direct adverse: N/A 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 Positive: N/A</p>

Conclusion

The proposed design 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.