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Town of Aurora

Memorandum

Planning and Development Services

Re: Heritage Conditions – Shining Hill Subdivision (Phase 2)

To: Heritage Advisory Committee

From: Carlson Tsang, Planner

Date: June 7, 2021

Recommendation

1. That the memorandum regarding Heritage Conditions – Shining Hill Subdivision (Phase 2) be received for information.

Background

On June 23, 2020, Town Council approved applications (OPA-2018-01, ZBA-2018-02 & SUB-2018-02) to facilitate the development of 90 single detached lots at 306, 370, 343 & 488 St. John's Sideroad. Approval was subject to draft plan of subdivision conditions and a recommendation to have the Heritage Advisory Committee undertake an evaluation of the two dwellings and barn located at 370 and 488 St. John's Sideroad (see Attachment 1).

In May 2019, the Town issued a demolition permit for the barn at 488 St. John's Sideroad. The demolition of the barn was completed in January 2020, which was prior to Council approval for OPA-2018-01, ZBA-2018-02 & SUB-2018-02 (Shining Hill Phase 2) in June 2020.

In May 2020, the Town issued a demolition permit for the residences at 488 St. John's Sideroad which was also prior to Council approval of the heritage recommendation for Shining Hill, Phase 2 in June 2020. The demolition of the dwelling was completed in April 2021.

In July 2020, the Town issued a demolition permit for the residence at 370 St. John's Sideroad, after Council approved the heritage recommendation for Shining Hill, Phase 2 in June 2020. Demolition of the dwelling was completed in April 2021.

Given that demolition permits were issued for the barn and dwelling at 488 St. John's SR prior to Council's recommended condition, staff did not evaluate the buildings for heritage value.

With regards to 370 St. John's SR, since the building was not a listed property on the Town's Heritage Register, it was not subject to interim protection from demolition under the Ontario Heritage Act which prevented the Town's Chief Building Official from withholding the demolition permit for 60 days under applicable law.

As such, the heritage value of the three buildings was not evaluated by staff subsequent prior to the issuance of the demolition permit. Staff note that the three buildings were not listed on the Town's Heritage Register.

However, the applicant retained Wayne Morgan to undertake a Heritage Impact Assessment (HIA) for the three buildings in 2017 prior to submitting a development application to identify, evaluate and assess the heritage value of the Shining Hill Phase 2 lands (see Attachment 2). The HIA involved a detailed examination of:

- Applicable heritage policies
- The historical development of the lands
- Existing built and landscape resources on the lands
- The cultural heritage values of the resources using Provincial designation criteria

The HIA indicated that the barn's heritage value was negatively affected when it was converted from a dairy to a horse barn. The barn did not display a high degree of craftsmanship nor did it demonstrate a high technical or scientific achievement.

The two residences did not exhibit any significant design, historical or contextual value. The Heritage Impact Assessment concluded that the three properties did not have sufficient merits to warrant heritage designation under Part IV of the *Ontario Heritage Act*.

Attachments

Attachment 1 – Council Minutes – June 23, 2020

Attachment 2 – Heritage Impact Assessment – Shining Hill Estates – May 2017