

HERITAGE IMPACT ASSESSMENT



Knowles / Readman House – East and North Elevations

**KNOWLES / READMAN HOUSE
15356 YONGE STREET
TOWN OF AURORA, ONTARIO**

July 2017

Prepared for:

2578461 Ontario Inc.

Prepared by:

**WAYNE MORGAN
HERITAGE PLANNER**

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Prepared by:

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EXECUTIVE SUMMARY

The Aurora Official Plan requires a heritage impact assessment (HIA) for development proposals on or adjacent to a designated heritage property. 2578461 Ontario Inc. is submitting planning applications for the property at 15356 Yonge Street retaining the heritage resource identified as the 'Knowles / Readman House' in situ and constructing a five storey residential building to the rear of the House. The property is designated under Part V of the *Ontario Heritage Act* as part of the Northeast Old Aurora Heritage Conservation District. The applicant commissioned this HIA to identify, evaluate and assess the heritage values and impacts on and adjacent to the subject property and to recommend heritage conservation and mitigation measures.

History- The 1794 Yonge Street survey laid out the Street and adjacent lots. From this survey, the subject property is part of the east half of Lot 81, Concession 1 West Yonge Street. Although the 210 acre Lot 81 was sold to Thomas Phillips and, over the years, developed for agricultural purposes, the subject half acre part of the Lot was vacant when sold by Robert Irwin to Rachel Butcher in 1874. It was still vacant when sold in 1906 to James Knowles, an Aurora area builder and politician. In 1907, Knowles constructed the existing house and lived in it until 1913. Eventually, in 1920, the property was sold to John Readman who moved to the House in 1924 after retiring from his Vaughan farm. His estate continued to own the House until 1951. It was acquired by the current owner in 1981. The House is vacant and many of the interior finishes have been removed.

Evaluation - After documenting its history and inspecting and recording it, the property was evaluated for cultural heritage value using provincial criteria and examining its condition and heritage integrity. This evaluation determined that the Knowles / Readman House, which is a 2 ½ storey house form building constructed in an Edwardian Classicism architectural style, warrants conservation under the *Act*. The front yard is part its heritage character and is included as a heritage attribute.

Adjacent Heritage Resources- The subject property is adjacent to two designated properties – Hillary House and Horton Hall (15324 and 15372 Yonge Street) and across the street from Our Lady of Grace Roman Catholic Church (15347 Yonge Street). All properties are designated under Part V of the *Act*; the first two are also designated under Part IV of the *Act*.

Proposed Development and Its Impact - The development proposal, described above, will retain, restore, renovate, and incorporate the Knowles / Readman House in situ in the proposed development. The front yard will remain as green space. Vehicle access will use the existing Yonge Street driveway. It was determined that the proposed development will not adversely affect the heritage values and attributes of the subject property and the adjacent heritage properties.

Recommendations - This HIA recommends that the proposed development be approved substantially as shown in drawings prepared by onospace unlimited inc. dated June 30, 2017, some of which are contained in **Appendix N** of this report subject to the following heritage conditions of Site Plan Approval, to be fulfilled to the satisfaction of the Town prior to issuing a building permit. The owner:

1. enter into a Heritage Easement Agreement with the Town to provide permanent protection for the heritage values of the Knowles / Readman property;
2. prepare a Conservation Plan for the heritage features of the Knowles / Readman property;
3. prepare a Protection Plan to protect the heritage resources prior to and during construction;
4. prepare a Landscape / Grading Plan for the property;
5. agree to commemorate the Knowles / Readman property's heritage values; and
6. provide financial securities to the Town to implement the above recommendations.

PROJECT PERSONNEL

Wayne Morgan
Heritage Planner

Member, Canadian Association of Heritage Professionals
Member, Canadian Institute of Planner
Member, Ontario Professional Planners Institute
President, Community Heritage Ontario

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1.0 INTRODUCTION

Policy 13.3 k) of the Aurora Official Plan provides for a Heritage Impact Assessment (HIA) where development is proposed “*on or adjacent to a designated heritage resource to demonstrate that the heritage property and its heritage attributes are not adversely affected*”. This HIA is for the property at 15356 Yonge Street which is in the east half of Lot 81 in the first concession west of Yonge Street. The property contains the house form structure referred to as the ‘Knowles / Readman House’ in this report. The property is included in the Aurora Heritage Register as provided under the *Ontario Heritage Act* and is designated by the Town under Part V of the *Act* as it is within the Northeast Old Aurora Heritage Conservation District.

The property is 0.2659 hectares (0.657 acres). The applicant, Fusioncorp Developments Inc. has prepared a site plan application (**Appendix N**) proposing medium density residential development on the property. The owner is proposing to retain and incorporate the heritage resource in situ in the development.

Fusioncorp Developments Inc. retained Wayne Morgan, Heritage Planner, to prepare this HIA. It was prepared in accordance with the Town’s Official Plan, other Town requirements and Provincial heritage policies. A curriculum vitae for Wayne Morgan is included as **Appendix O**.

2.0 DESCRIPTION OF THE PROPERTY AND ITS CONTEXT

2.1 Location

The subject property is located in the Town of Aurora in the Regional Municipality (formerly County) of York in the east half of Lot 81 in the first concession west of Yonge Street (WYS). The property is bounded by Yonge Street on the east, the rear lot line of a property fronting on Machell Avenue on the west, the south lot line of the property containing Hillary House (15372 Yonge Street) Lot 25 and the north property lines of Horton Place (15342 Yonge Street) and three properties fronting on Irwin Avenue. The property is part of the urban community of Aurora (**Figures 2.1 and 2.2**). It is 0.2569 hectares (0.657 acres) in size.

*Subject
Property*



Figure No. 2.1
Location – Streets & Properties
[Source: YorkMaps, 2016]

*Subject
Property*

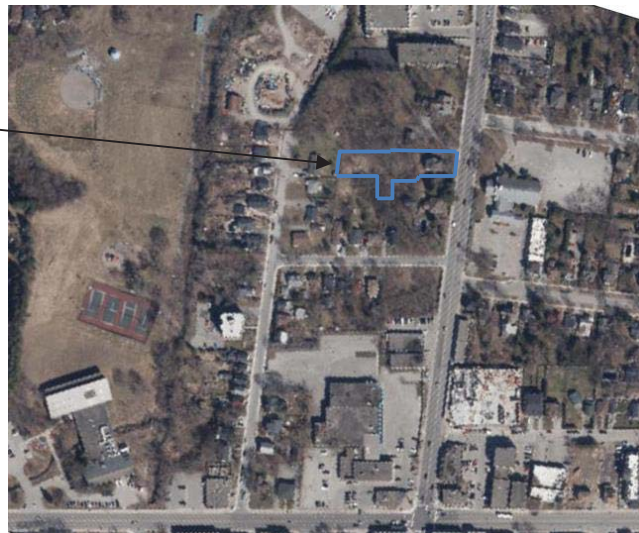


Figure No. 2.2
Subject Site in Context
[Source: YorkMaps, image 2015].

2.2 Ownership and Legal Description

The subject property is currently owned by:

1087931 Ontario Limited
c/o Bruce Spragg
Remax Hallmark York Group Realty Limited
15004 Yonge Street
Aurora, ON L4G 1M6

The short legal description of the property is:

Lot 13, Plan 246, Aurora, Part 1, 65R31151, Aurora; together with an easement over part lot 12 Plan 246, Part 4, 65R31151 as in YR1009502; together with an easement over Part Lot 12, Plan 246, Part 1 Plan 65R31604 as in YR1404149.

A copy of a plan of survey of the property together with the applicable part of Plan 246, Aurora is contained in **Appendix A**.

The property was previously addressed by the municipality as 64 Yonge Street North. Its current address is 15356 Yonge Street

2.3 Area Character and Physiography

As shown on the topographic maps (**Appendix C**), the subject property rises slightly above the Yonge Street grade directly east of the House and then slopes down slightly immediately west of the House. Beyond that slight plateau behind the House, there is a stone retaining wall. West of that wall, the land slopes down approximately six metres to the west limit of the lot. The 1929 topographic map and Figure 2.2 show a creek west of Machell Avenue. This creek drains north ultimately reaching the Holland River which drains into Lake Simcoe. The 1946 aerial photograph (**Appendix D**) shows considerable forest cover on the east half of the lots on the west side of Yonge Street north of Irwin Avenue. Since then, and despite the construction of Houses prior to 1960 on the east side of Machell Avenue, the amount of forest cover on the lots on the west side of Yonge Street north of Irwin Avenue has increased.

Since 1946, the urban area of Aurora has expanded with the subject and nearby properties are no longer at the north limit of the urban area (Figure 2.3). However, aerial photographs show that the character the area immediately near the subject property has remained relatively stable. Noteworthy exceptions are the construction two new buildings - a low rise apartment building north of Hillary House, built between 1970 and 1978 and, on the east side of Yonge Street between Maple Street and Catherine Avenue, a new Catholic church and associated parking areas constructed between 1978 and 1988. Although not visible in the air photos, Yonge Street has been expanded from two to four lanes since 1946.

Aerial photographs of the Study Area from 1946 to 2015 are found in **Appendix D**.

The property is located in the Schomberg Clay Plains physiographic region¹ which is described as:

Located near Schomberg, Newmarket, and to the north of Lake Scugog, the three larger areas, taken together cover about 475 square miles, and are included under the name of the Schomberg clay plains. In the first two areas the surface under the clay is that of a drumlinized till plain. The smaller drumlins are completely covered, but many of the larger ones escaped complete burial although the clay may occur well up the slopes of the hills. The average depth of the clay deposit seems to be about 15 feet ... Since the rolling relief of the underlying till plain has not entirely been eliminated these areas are not so flat as many lake plains. ... The original vegetation was hardwood forest...

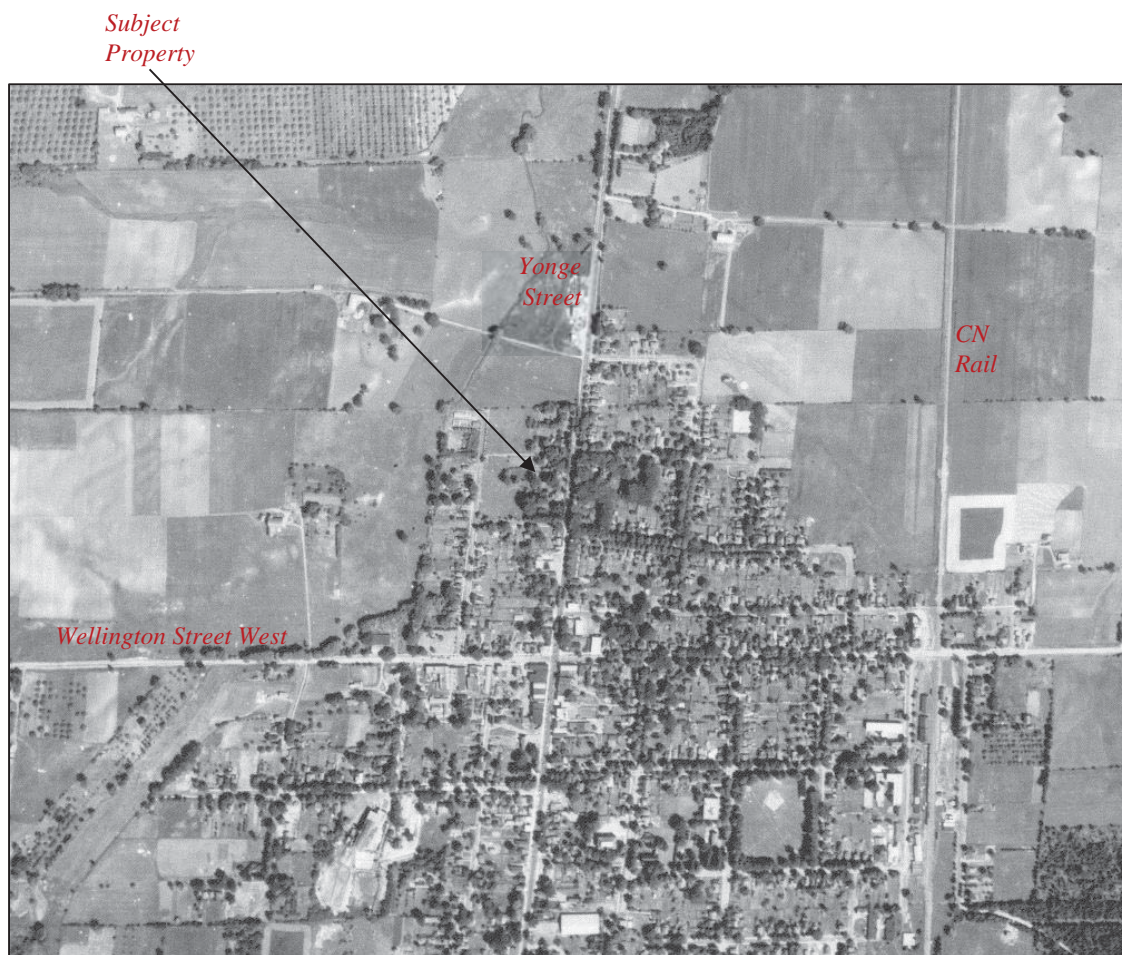


Figure No. 2.3 The Area in 1946 [National Airphoto Library, Roll A10115, Photo 087].

¹ Chapman and Putnam, pp 296 – 299.

2.4 Context - General Character

The subject property is within an area that, to the south east, is changing in character from low rise residential and commercial uses to taller, mixed use buildings. Also a number of house form buildings on Yonge Street have been converted from residential to commercial use. To the north and west, the area has been relatively stable over the last thirty years.

Yonge Street, which is the only road frontage for the subject property, is a municipal, four lane, arterial road with an urban character – buried storm drains and sidewalks on both sides of the road. The nearest intersection to the subject property, at Irwin Avenue and Yonge Street, is a ‘T’ intersection that is not signalized. The nearest signalized intersection is at Aurora Heights Drive / Mark Street and Yonge Street. There is frequent bus transit service on Yonge Street in front of the subject property. From 1899 to 1930 public transit service, in the form of the Metropolitan Radial Railway, ran on Yonge Street in front of the property.

2.5 Context - Adjacent or Abutting Heritage Properties

There are three heritage properties that abut or are adjacent the subject property. For the purposes of this Assessment, adjacent includes properties that are directly across the street from the subject property. The properties are illustrated in **Appendix L** and listed in Table 2.1 below.

Table 2.1 Adjacent or Abutting Heritage Properties		
No.	Street Address	Building Name
1	15342 Yonge Street	Horton Place
2	15347 Yonge Street	Our Lady of Grace Roman Catholic Church
3	15372 Yonge Street	Hillary House

No other potential heritage properties were identified adjacent to the subject site. Although 8 Irwin Avenue is listed in the Aurora Register of Heritage Properties, it does not abut the subject property.

3.0 HERITAGE POLICIES

3.1 The Planning Act and Provincial Policy Statement (2014)

Section 2 of the *Planning Act* identifies, “*matters of provincial interest, which includes the conservation of significant features of architectural, cultural, historical, archaeological or scientific interest.*”²

Section 3 of the *Planning Act* enables the Province to issue Policy Statements on matters of Provincial Interest. The Provincial Policy Statement (2014) (PPS) issued under the *Planning Act* applies to this Study Area. Section 2.6 of the PPS addresses Cultural Heritage. PPS Policy 2.6.1 states:

Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

The PPS provides the following definitions to the italicized terms.

Significant means in regard to cultural heritage and archaeology, “resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.”

Built heritage resources “means a building, structure, monument, installations or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers.”

Cultural heritage landscape means a defined geographical area that may have been modified by human activities and is identified as having cultural heritage value or interest by a community including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance, and areas recognized by federal or international designation authorities (e.g., a National Historic Site or District designation, or a UNESCO World Heritage Site).

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 under the

²Ontario Ministry of Culture. Heritage Resources in the Land Use Planning Process, p 1.

Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.”

Policy 2.6.3 of the PPS deals with development adjacent to a protected heritage property:

Planning authorities shall not permit *development* and *site alteration* on *adjacent lands* to *protected heritage property* except where the proposed *development* and *site alteration* has been evaluated and it has been demonstrated that the *heritage attributes* of the *protected heritage property* will be *conserved*.

Each of the italicized terms has the following definition in the PPS:

Development means “the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the *Planning Act*”;

Site alteration means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site; *Adjacent lands* means “for the purposes of policy 2.6.3, those lands contiguous to a *protected heritage property* or as otherwise defined in the municipal official plan”;

Protected heritage property means “property designated under Part IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites”.

Heritage attributes means “the principal features or elements that contribute to a *protected heritage property*’s cultural heritage value or interest, and many included the property’s built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a *protected heritage property*)”; and

Conserved is defined above.

3.2 Ontario Heritage Act (OHA)

Parts IV (individual properties) and V (heritage conservation districts) of the *Act* enables a municipality to list and designate properties and areas of cultural value or interest after consultation with its heritage advisory committee, if one is appointed. Section 27 of the *Act* requires the municipal clerk to keep a register of properties of cultural heritage value or interest. Subsection 27.1 of the *Act* allows municipal councils to include properties of cultural

heritage value that have not been designated (listed properties) on the register after the council has consulted with its heritage advisory committee.

The Provincial Government has established criteria for determining the cultural heritage value or interest of properties under Part IV of the *Act* through Regulation 9/06 (*Appendix K*).

Once a property is designated, demolition or alterations that may affect the heritage attributes may not occur without municipal council approval. Heritage conservation districts have plans that provide guidance to municipal councils and property owners on alterations, demolitions and new construction within the district. An owner may appeal Council's decision on an application to alter or demolish to the Ontario Municipal Board.

3.3 Places to Grow – Growth Plan for the Greater Golden Horseshoe

In 2006, the Provincial Government approved the Growth Plan for the Greater Golden Horseshoe and subsequently amended it in 2013. The Growth Plan is the Government's framework for development and the management of growth in the area to 2041.

The subject site is shown as 'Built-Up Area - Conceptual' on Schedule 2, Places to Grow Concept. For this Area, the Plan 'envisages increasing *intensification* of the existing *built-up area*, with a focus on *urban growth centres*, *intensification corridors*, *major transit station areas*, *brownfield sites* and *greyfields*.' The Plan directs a significant portion of new growth to the built up area through intensification. Specifically, a minimum of 40% of new residential growth is required to be through intensification in the built up area. Under the new Growth Plan, this minimum requirement will increase to 50% before 2031 and 60% thereafter. Municipalities are to include policies in their official plans to support these Growth Plan policies (Section 2.2.2, policy 1 a).

The Growth Plan also requires that municipalities develop and implement official plan policies and other strategies in support of cultural heritage conservation (Section 4.2.4, policy e).

3.4 York Region Official Plan

The Official Plan of the Regional Municipality of York (ROP) was adopted by Regional Council on December 16, 2009 and approved by the Minister with modifications. The ROP has been appealed in part to the OMB. Parts of the Plan have been approved by the OMB. The Plan has also been amended in part by Regional Council since 2009. The consolidated ROP with OMB approvals up to and including April, 2016 has been reviewed for this report.

Section 3.4 of the Regional Plan provides the following relevant cultural heritage policies:

3. *To require local municipalities to adopt official plan policies to conserve significant cultural heritage resources.*

11. *To require local municipalities to adopt official plan policies to conserve significant cultural heritage resources and ensure that development and site alteration on adjacent properties will conserve the heritage attributes of that property.*

With respect to policy 3, the Aurora Official Plan contains policies for the conservation of significant cultural heritage resource.

With respect to policy 14, the Aurora Official Plan has policies dealing with the conservation of heritage resources which are discussed below. In addition, this report considers the impact of the proposed development on adjacent heritage resources.

In the Regional Plan, the subject property is designated 'Urban Area' on the east and 'Regional Greenlands System' on the west on the Regional Structure Map (*Appendix M*). There are no additional policies in these land use designations regarding the conservation of cultural heritage resources.

3.5 Aurora Official Plan and Zoning By-law

The Official Plan (OP) for the Town of Aurora was adopted in September 2010 and revised in 2015. The most recent version of the OP on the Town's website was reviewed for this report.

In the OP, the heritage objectives and policies are contained in Chapter 13, Conserving Cultural Heritage Resources. OP heritage objectives relevant to this project are:

- a. *Conserve and enhance recognized cultural heritage resources of the town for the enjoyment of existing and future generations;*
- b. *Preserve, restore and rehabilitate structures, buildings or sites deemed to have significant historic, archaeological, architectural or cultural significance and, preserve cultural heritage landscapes, including significant public view; and*
- c. *Promote public awareness of Aurora's cultural heritage and involve the public in heritage resource decision affecting the municipality.*

Cultural heritage conservation policies of the Aurora OP relevant to this project are:

Policy 13.2 b):

The Town may use the power and tools provided by the enabling legislation, policies and programs ... [which] include but not be limited to the following:

- i. *The power to stop demolition and/or alterations of designated heritage properties ... as set out in Section 13.3 ...*

- ii. *The power to require a Heritage Impact Assessment and Restoration/Conservation Plan for development proposals and other land use planning proposal that may potentially affect a designated or significant heritage resources or heritage Conservation District;*
- iii. *Using zoning by-law provision to protect heritage resources by regulating such matters as use, massing, form, design, location and setbacks;*
- iv. *Using the site plan control by-law to ensure that new development is compatible with heritage resources;*

Policy 13.2 c):

The Town's by-laws, regulations and standards shall be sensitive to the Town's heritage resources and may permit non-standard solutions in order to support the Town's objectives for heritage preservation. Specific measures may include, but are not limited to reduced lot sizes, reduced setbacks and alternative parking requirements.

Policy 13.2 d):

The Town shall acquire heritage easements, and enter into development agreements, as appropriate, for the preservation of heritage resources and cultural heritage landscapes.

Policy 13.2 f):

Financial securities from the owner may be required as part of the conditions of site plan or other development approvals to ensure the retention and protection of heritage properties during and after the development process.

Policy 13.2 o):

Impact on the significant heritage elements of designated and other heritage resources shall be avoided through the requirements of the Town's sign permit application system and the heritage permit under the Ontario Heritage Act.

Policy 13.2 r):

Alterations made to a designated heritage property shall comply with the Town of Aurora Accessibility Technical Standards except where such alterations are deemed to alter the essential nature or substantially affect the viability of the enterprise, as allowed for under the Ontario Human Rights codes, or affect the defining heritage attributes.

Policy 13.3 i):

Heritage resources will be protected and conserved in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada,

... Protection, maintenance and stabilization of existing cultural heritage attributes and features over removal or replacement will be adopted as the core principles for all conservation projects.

Policy 13.3 j)

Alteration, removal or demolition of heritage attributes on designated heritage properties will be avoided. Any proposal involving such works will require a heritage permit application to be submitted ...

Policy 13.3 k)

Council may require that a heritage impact assessment be prepared by a qualified professional to the satisfaction of the Town for ... any development proposal .. involving or adjacent to a designated heritage resource to demonstrate that the heritage property and its heritage attributes are not adversely affect. Mitigation measures and/or alternative development approaches shall be required .. to ameliorate any potential adverse impacts that may be cause to the designated heritage resources and their heritage attributes.

Policy 13.5

Policies for Heritage Conservation Districts

- a) Existing Designated Heritage Conservation Districts are shown on Schedule 'D'. Within these Districts, all applications and all permits shall be reviewed in accordance with the approved District Plan and in accordance with Section 13.5m of this Plan.*
- m) In reviewing all application and all permits the Town shall be guided by the applicable Heritage Conservation District Plan and the following guiding principles:*
 - i. Heritage buildings ... including their environs should be protected from any adverse effects of the proposed alterations, works or development;*
 - ii. Original building fabric and architectural features should be retained and repaired;*
 - iii. New additions and features should generally be lower than the existing building and be placed to the rear of the building or set-back substantially from the principal façade; and*
 - iv. New construction and/or infilling should fit harmoniously with the immediate physical context and streetscape and be consistent with the existing heritage architecture by among other things, being generally of the same height, width, mass, bulk and disposition; of similar setback; of like materials and colours, and using similarly proportioned windows, doors and roof shape.*

In the Aurora OP, the majority of the subject site is designated “The Aurora Promenade”, while the rear portion is designated “Private Parkland” (*Appendix M*). The designation “The Aurora Promenade” is the secondary plan area for downtown Aurora. Relevant objectives of this designation are:

- i. Distinct Heritage and Culture - to build on the distinct heritage and culture of the area, to conserve and protect the neighbourhoods, streetscapes and significant buildings;
- ii. Vibrant Places - Create a mixed use urban environment; and
- vii. Great Design and Architecture – “new development must ‘fit’ in and enhance the character, quality and appeal” of the area.

Aurora OP Schedule B1 designates the front of the subject property ‘Downtown Shoulder’ and the rear ‘Promenade General’ (*Appendix M*). The former designation is predominantly residential with a potential for infill development sensitive to heritage resources and adjacent neighbourhoods. The minimum and maximum building heights are two and five storeys (Schedule B2), while the maximum lot coverage is 80%. In the ‘Promenade General’ designation new development is to be mostly residential. The same building heights apply, while the maximum lot coverage is 90%. Aurora OP policy 11.9 a) permits the use of density and height incentives to achieve, among other matters, heritage preservation.

The Town’s Zoning By-law 2213-78 as amended³, zones most of the subject property Row Dwelling Residential (R6-65) Exception permitting the Knowles /Readman House and five row houses to the rear (*Appendix M*). The balance of the property is zoned Environment Protection and Environmental Protection (EP-17) Exception permitting private open space uses. The Zoning By-law does not have any additional heritage requirements. The applicant will be seeking an amendment to the Zoning By-law to permit the proposed development.

3.6 Northeast Old Aurora Heritage Conservation District Plan

On November 9, 2006, the OMB approved the Heritage Conservation District boundaries (*Appendix M*) and the District plan for Northeast Old Aurora. The subject property is in the District and is recognized on page 121 as having ‘Very high heritage value – to be preserved’. Policy 9.5.3.5 refers to the high value heritage properties in the Yonge Street Corridor, which includes the subject property. The plan require conservation of the existing buildings and new construction to the rear and architecturally sympathetic to the heritage buildings. It further states “*The plan does not preclude the future consideration by the Town of alternate types of development for the property at 15356 Yonge Street which incorporates the heritage building.*”⁴

3.7 Standards and Guidelines for the Conservation of Historic Places in Canada

³ Aurora By-law Number 5173-09.

⁴ Carter, 123.

Parks Canada produced a set of standards and guidelines for the conservation of historic places in Canada (the Standards) in 2005 with revisions in 2010. The Standards identify best practices in the management of heritage resources which include buildings, landscapes and archaeological sites. The approach taken in developing the Standards has been informed by international charters for the conservation of heritage resources developed under the auspices of ICOMOS, the international council on historic sites and monuments, a body of heritage professionals which advises the United Nations Educational and Scientific Committee.

In general the Standard seek to:

- preserve the heritage attributes of the historic places;
- ensure that restoration work is consistent with documentary evidence;
- ensure that alterations are reversible and do not create a false sense of history; and
- ensure that additions to a heritage place are distinguishable from the heritage character of the place, yet sympathetic to that character.

The Town has adopted the Standards as policy through its OP (policy 13.3i, quoted above).

3.8 Municipal Heritage Status - Subject Property and Adjacent Heritage Properties

The subject property listed on the Aurora Heritage Register as per section 27 of the *Ontario Heritage Act (OHA)*. It is designated under Part V of the *OHA* as part of the Northeast Old Aurora Heritage Conservation District. The subject property is not designated individually under Part IV of the *OHA*.

The heritage status of adjacent heritage properties is shown in Table 3.1. All three properties are designated as part of the Northeast Old Aurora Heritage Conservation District. In addition, 15342 and 15373 Yonge Street are designated individually under the *OHA* and included in the Canadian Register of Historic Places. Hillary House (15372 Yonge Street) has also been identified by the National Historic Sites and Monuments Board as a National Historic Site.

Table 3.1 Heritage Status of Adjacent or Abutting Heritage Properties				
No.	Street Address	On Municipal Heritage Register	Designated under Part IV OHA	Designated under Part V OHA
1	15342 Yonge Street	Yes	Yes - By-law No. 2891-87	Yes
2	15347 Yonge Street	Yes	No	Yes
3	15372 Yonge Street	Yes	Yes – 1982 designation By-law	Yes

4.0 HISTORICAL SUMMARY

In 1783, the chiefs of the Mississauga Indians agreed to sell the British government a tract of land stretching from Cataraqui near Kingston to the Etobicoke Creek along the north shore of Lake Ontario. As this purchase was improperly drawn up, in 1787 the Crown bought from the Mississaugas, the Toronto Purchase. This land acquisition was further clarified in a confirmatory treaty in an 1805 meeting with the Mississaugas⁵ and finally settled in 1923 with the signing of the Williams Treaty. Lands forming part of King Township (now part of Aurora) were part of that acquisition.

King Township, named after Major John King, an English Under-Secretary of State from 1794 to 1801 for the Home Department in the Portland Administration⁶, was established as an administrative unit within the Home District and became a municipality in 1849. In 1851, the Home District was divided into York, Peel and Ontario counties with King in York County.⁷ In 1863 portions of the Townships of King and Whitchurch forming the settlement of Aurora separated from those Townships to create the Village of Aurora. In 1888, Aurora was incorporated as a Town. In 1971 the Regional Municipality of York was created from the then County of York and the subject lands was included in the new Town of Aurora. Aurora is bounded on the south by the Town of Richmond Hill, on the west by King Township, on the north by the Town of Newmarket and on the east by the Town of Whitchurch-Stouffville.

In 1794, Augustus Jones was instructed by Lieutenant-Governor John Graves Simcoe to layout Yonge Street, as a military road to provide access, via Lake Simcoe, to Georgina Bay. Also in 1794, Abraham Iredell laid out lots on either side Yonge Street, including King Township, with the numbering of the lots starting with one at what is now Eglinton Avenue in Toronto. In Aurora, these lots start at number 71 with the subject lands in lot 81. In 1800, John Stegman surveyed the rest of King Township, with the lots abutting Yonge Street being the base for the concessions which numbered to the west of this base. The township, including the lots on Yonge Street, was laid out in the 'Single Front System':

... two systems emerge as the basic methods of land survey from 1783 to 1829, the Single Front and Double Front systems. In the former system, the township was to be six miles square, seven concession deep and 25 lots wide. The side of the lots varied, with 120 and 200 acres the common sizes. The shape was long and narrow, 19 x 63 chains (approximately) for the small lot, 19 x 105 chains (approximately) for the larger. The system resulted in a settlement pattern consisting of single rows of farmsteads along the concession line road. Intensity of land use decreased to the back of the concession where woodlands persisted. As settlement matured many of the 200 acre lots in these townships were divided by boundaries parallel to the concession line. The result of the wide split was a new settlement patterns with houses now appearing in double rows.⁸

⁵ Champion, 5.

⁶ Wikipedia, King Township

⁷ Dean, plate 98.

⁸ Gentilcore, 7 - 8

This survey system imposed a settlement grid system on the land that persists to this day.

The resulting 200 acre Township lots, including those lots fronting on Yonge Street, were rectangular in shape.

The subject lands are identified relative to this grid system as part of the east half of Lots 81, Concession 1 WYS (West Yonge Street).

Selections from the Registry Office's abstract index to deeds and mortgages for the development site are contained in **Appendix J**.

4.1 Development of the Area

The Larger Geographic Area and King Township

The opening of the area to early settlement was facilitated by the survey of Yonge Street and land in the adjacent townships in 1800 and earlier. Although the subject land is located in an area north of the Oak Ridges moraine, the land was so fertile that it stimulated early settlement. Chapman and Putnam, in their discussion of physiographic regions of southern Ontario, have alluded to this in their discussion of development of the area up to the 1960s.

Being associated with well-drained upland soils of drumlinized areas, such as the Bondhead series, and being fairly easily accessible to colonization routes from York, these clay plains were well settled and thoroughly cleared during the first half of the nineteenth century. Little forest cover remains except in the wettest places. Mixed farming was the rule with a dominance of grain in the cropping program. ... With the extension of paved roads these areas come with the range of the Toronto milk shed and some of the farms became fluid milk suppliers⁹.

Yonge Street had the dual purpose of developing the adjacent new Townships (King and Whitchurch in this area) and serving as a military road. Initial clearing of parts of Yonge Street was undertaken in 1795 by the Queen's Rangers. Subsequent clearing and maintenance of Yonge Street would have been the responsibility of adjacent land owners. As a result, the Government's priority was to accelerate continuous settlement along Yonge Street. Therefore, lands intended as Crown and Clergy Reserves along Yonge Street were dispersed throughout the inner concessions of King and Whitchurch Townships so that settlement along Yonge Street was continuous. Lots bordering the Street were the amongst the earliest granted. As well, settlement duties were shortened to twelve months from the usual two years.

In a 1792 proclamation, Figure 4.1, the Governor of Upper Canada, John Graves Simcoe, offered free land grants, subject to settlement conditions, along Yonge Street.

⁹ Chapman and Putnam, pp 298 – 299.

Figure No. 4.1
Yonge Street Proclamation, 1798.

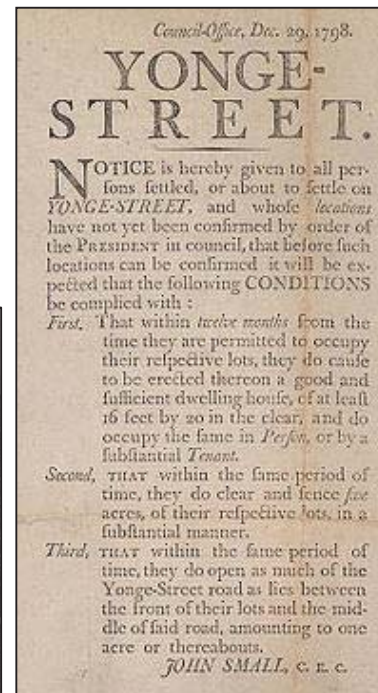
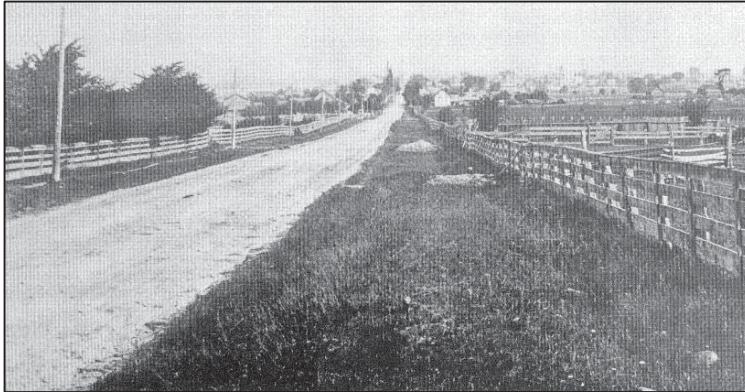


Figure No. 4.2
Yonge Street, looking north to Aurora from Hutchinson's Hill, near Vandorf Sideroad [Source, McIntyre, 8].



Gillam has discussed the early settlement of King Township:

In 1800, when the township was first surveyed, there were twenty residents. In 1809, according to available records, the population hasw increase to 160 ...

The first part of the township to be settled was along Yonge Street, subsequently settlement pushed westward towards Kettleby and Lloydtown. ... Settlement had to await the improvement of roads, particularly of Yonge Street.

In August 1825, Lewis Rapp advertised in the Gazette and Weekly Register that he had begun to operate a light covered wagon for the accommodation of travellers on a twice –weekly service between York and Holland Landing. In 1828, the Yonge Street stage was initiated, and by 1833 daily serivce was provided. Finally, by the late eithen-forties, Yonge Street wasmacadamized or stoned as far as Holland Landing.

The first permanent settlement in King Township was established in the beginning of the nineteenth century at Armitage, on the west side of Yonge Street, southwest of the town of Newmarket, whose boudnaries have now been expanded to include it.¹⁰

¹⁰ Gillham, pp. 1 -5.

Figure No. 4.3
*Nathaniel Gamble's Inn at
Armitage, c 1910*
[Source: Gilllham, 7.]



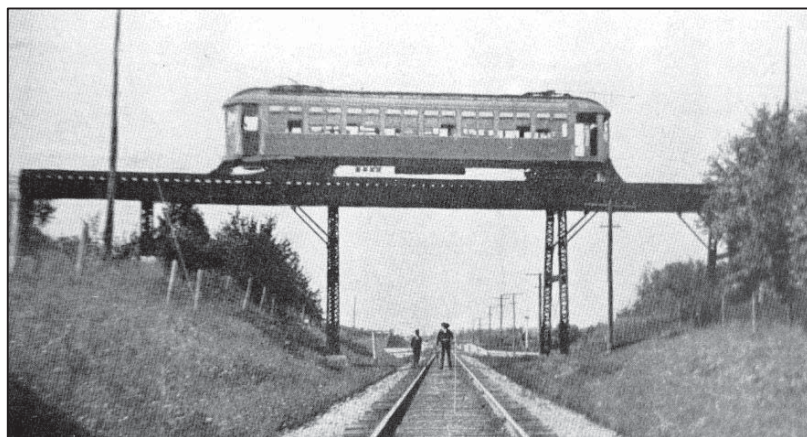
Smith's *Canadian Gazetteer* describes King Township in 1846 as:

An old settled township, and possesses some fine farms; but a portion of the township is hilly and broken, the timber being hemlock intermingled with hardwood. ... King is settled by a mixed population, consisting principally of Irish, with a few English, Scotch, Candians and Americans. ... There are eight grist and twelve saw mills in the township. Population in 1842, 2625.¹¹

The community of Aurora was not mentioned in Smith's 1846 gazetteer.

On May 16, 1853, Ontario's first railway, the Ontario, Simcoe and Huron (later Grand Trunk) Railway, connected Aurora, then called Matchell's Corners, with Toronto. The railway route came north from Toronto through King City and then verred east to Aurora, crossing Yonge Street at Vandorf Sidroad. The station was at Wellington Street, east of Yonge Street. The railway was later extended to Newmarket and then Collingwood. It provided ready access to Toronto for area residents and farm produce and stimulated development in the village of Aurora.

Figure No. 4.4
*The Radial Railway
crossing the Grand Trunk
Railway near Vandorf
Sideroad*
[Source, Stamp, 25].



¹¹ Smith, pp. 90 – 91..

In 1899, a second rail line, the Toronto and York Radial Railway (the Metropolitan), was extended through the area on Yonge Street from Richmond Hill to Aurora and north to Newmarket and Lake Simcoe. This provided additional accessibility to the Toronto area for passengers and freight. This rail line passed in front of the subject site on the east side of Yonge Street.

Town of Aurora



Figure No. 4.5
Yonge Street in Aurora, looking north, circa 1870.
[Source, McIntyre, 14].

The town of Aurora had its origin as a small cross-roads settlement (Yonge and Wellington Streets) until the arrival of the railway in 1853.

The town grew quickly, with new hotels springing up along Wellington Street East near the station and new industries being created by the transportation facilities. In 1859 the Aurora Agricultural Works opened its foundry on Wellington Street West, providing employment for much of Aurora's populace for over three-quarters of a century. ... Other businesses, many associated with the foundry, opened over the next few years. Millers, carriage makers, a rope walk, ... a brewery, a cooperage, and potash works were all operating within a few years of the coming of rail transportation.

... In 1856 the Mechanics Institute was founded and soon opened a library for the use of the public. Education was organized circa 1822, and about 1840 the first school opened on the west side of Yonge Street. ... the Methodist built their new frame church in 1855 ... In 1857 a brick school was built on the north side of

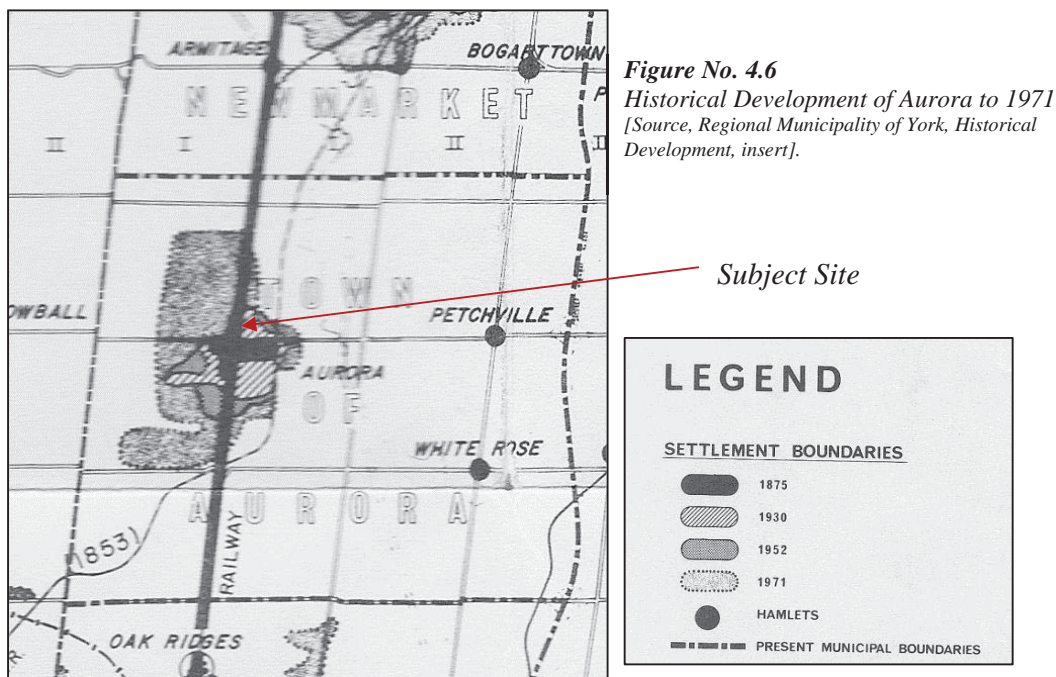
Church Street ... The first Anglican church was built in 1846 ... The town also boasted a Temperance Hall and a Rising Sun Masonic Hall.

In 1863 the village had been growing steadily for a decade, and the decision was made to incorporate to allow the village to elect its own municipal council and separate it from both the township of Whitchurch and King.¹²

After 1870, progress [in Aurora] was slower as fewer businesses opened up and by 1880 some of the small factories had closed. The population increased at a slow rate during the 1880's with the census of 1891 establishing the population of Aurora at 1,743.

... As it became more difficult to find housing in Toronto, Aurora along with other centres in the Region, experience another period of rapid growth, its population increasing from 5,000 to 11,000 during the 1960s.¹³

As shown in Figure 4.6, Aurora grew slowly into the 1950s.



With the provision of large scale sewerage services, the construction of Highway 404 on the east boundary of Aurora and GO train service, development in Aurora during the last thirty years has accelerated.

¹² Whitchurch History Book Committee, pp. 41 - 43.

¹³ Regional Municipality of York, Historical Development, p. 10.

4.2 The Subject Property

Table 4.1 HISTORICAL TIMELINES – Knowles / Readman House, 15356 Yonge St	
Key Date	Historical Event
1794	Yonge Street and adjacent township lots surveyed
1797	Grant of land (210 acres) by Crown to Thomas Phillips
1803	Sale of land (210 acres) to Thomas Hind & then Jacob Hollingshead
1853	Sale of 140 acres from Hollingshead to Robert P. Irwin
1874	Sales of ½ acre on Yonge Street from Irwin to Rachel Butcher (\$325)
1906	Sales of ½ acre on Yonge Street from Butcher to James Knowles
1907	Estimated construction of House by James Knowles
1913	Sale of ½ acre on Yonge Street from Knowles to Hugh Wright
1919	Sale of ½ acre on Yonge Street from Wright to W'm J Buchanan
1920	Sale of ½ acre on Yonge Street from Buchanan to John A Readman
1924	John Readman and his wife move from Vaughan to the Aurora House
1951	Sale from Readman estate to Gwendolyn McArthur
1962	Sale from McArthur to W'm & Mabel Dakin
1972	Sale from Dakin to Richard & Marg Holder
1981	Sale from Holder to numbered Ontario company

In 1797, the patent for all 210 acres of Lot 81 was conveyed by the Crown to Thomas Phillips¹⁴. Little information could be found about Phillips. In acquiring the patent to the land he would have had to have fulfilled, or have someone fulfill the settlement duties (Figure 4.1), which included constructing a dwelling measuring at least 16 feet by 20 feet.

In 1803 Phillips conveyed ownership of Lot 81 by deed poll to Thomas Hind, an owner of a large amount of land in the area¹⁵. Hind immediately conveyed ownership of all 210 acres to Jacob Hollingshead¹⁶. Hollingshead (1776 – 1845), an American immigrant who was married to Mary Haines, was listed in the 1809 King Township roll of inhabitants as having 4 male and 3 female children. Over the succeeding years Hollingshead, in addition to being a farmer, was listed as an assessor and then overseer of roads. Both Walton's 1837 Directory and Brown's 1846 – 47 Directory list Hollingshead living on the subject property.

¹⁴ Land Records, York Region, Lot 13, Plan No. 246, Aurora, Patent.

¹⁵ Land Records, York Region, Lot 13, Plan No. 246, Aurora, Instrument No. 337.

¹⁶ Ibid, Instrument No. 339.

With the death of Jacob Hollingshead in 1845, the farm was leased to others¹⁷. In 1853, the estate of Jacob Hollingshead sold 140 acres of the original 210 acres to Robert P. Irwin¹⁸, a miller.

Tremaine's 1860 York County map (*Appendix C*) shows Irwin owning the 140 acres. Although some buildings are shown on the Yonge Street portion of the property, Tremaine was not consistent in depicting houses on his maps.

The 1861 Census does not show Robert Irwin living on Lot 81 Concession 1 WYS or elsewhere in King Township.

In 1863, part of Lot 81, Concession 1 WYS, including the subject property, was incorporated into the Village of Aurora.

In 1874, from his 140 acre property, Robert Irwin sold a one half acre lot fronting on Yonge Street, the subject property, to Rachel Butcher¹⁹. The price for the lot was only \$325 suggesting that, despite houses built on adjacent lots, the subject property was vacant.

The 1878 map of Aurora (*Appendix C*) does not show any development on the property, although it only depicts non-residential structures.

In 1906, Rachel Butcher sold the subject property to James Knowles²⁰. The sale price, \$425, suggests the subject property was still vacant.

James Albert Knowles was born in Aurora in September 1867²¹ to George and Sarah Knowles. On November 28, 1888 James married Annie McKinnon of Markham. They had one son, Albert Edward Knowles, born in 1901. They were members of the Methodist, later United, Church of Aurora. In the 1911 Census he was identified as a mason, although, in other sources, he was listed as a builder and a furniture and clock maker. He has been identified as a builder of houses in Aurora and probably built the Knowles / Readman House.

*The name of Aurora builder James Knowles is linked to many of these sturdy houses which may be found not only on Wellington Street, but on Catherine Avenue, Fleury Street, Wells Street, Kennedy Street West and here and there in other parts of town as well.*²²

Knowles served on the Aurora municipal council from 1922 to 1939 as a councillor and reeve. He died on April 22, 1949 and is buried with his wife in the Aurora cemetery. His obituary from the *Newmarket Era and Express* is reproduced in Figure 4.7.

¹⁷ 1851 Census of Canada (agriculture), King Township, Schedule A, EA No.2, p. 207, line 45.

¹⁸ Land Records, York Region, Lot 13, Plan No. 246, Aurora, Instrument No. 50729.

¹⁹ Ibid, Instrument No. 597.

²⁰ Ibid, Instrument No. 3578.

²¹ According to the 1911 Census. His tombstone lists the birth date as September 27, 1866.

²² McIntyre, 39.

Figure No. 4.7
Obituary - James Albert Knowles
[Source: Newmarket Era and
Express, April 28, 1949.]

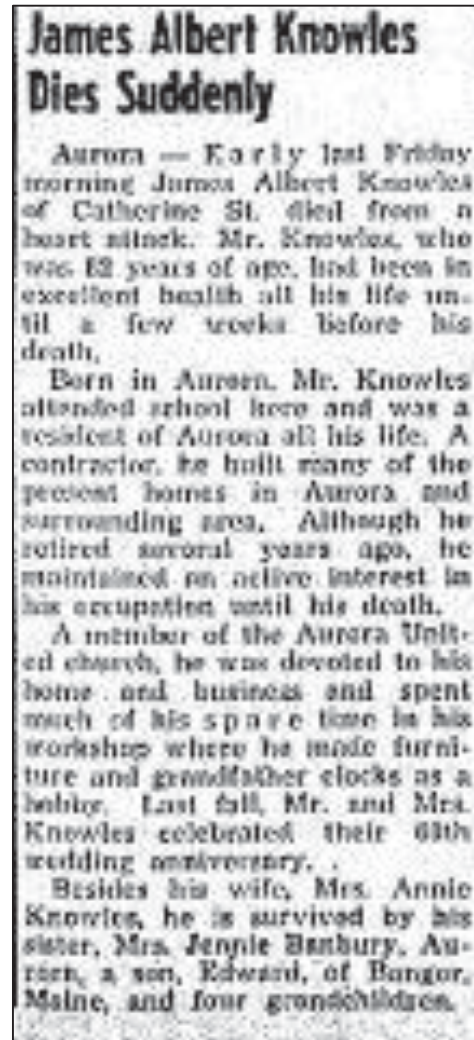


Figure No. 4.8
The Knowles / Readman House, c1920
[Source: Aurora Heritage Committee]



The Knowles / Readman House was probably constructed in 1907. Building permits records from this era do not exist and the *Aurora Banner* did not report construction of the House. However, the September 20, 1907 edition of the *Banner* reported:

Mr. Robert Bret who recently purchased Mr. James Knowles residence on Yonge Street is having the residence brickclad besides several other improvements to the property.

This suggests that James Knowles' new house at 15356 Yonge Street had been finished and he had moved from his old house, also on Yonge Street, into his new house. The 1910 Aurora Assessment Roll values the subject property as \$300 and the building as \$1,500. No earlier Assessment Rolls were found. The 1904 Fire Insurance Plan was revised in 1913 and includes a depiction of the House (*Appendix C – 1913*). The 1911 Census lists James A. Knowles living in a residence on Yonge Street immediately following the entry for Charles

Webster who owned Horton Hall²³. Finally, the front porch of the House appears in a 1913 photograph of the Aurora Tennis Club taken from Hillary House (*Appendix I*)

In 1913, Knowles sold the subject property to Hugh W. Wright for \$3,895.²⁴ Wright was also a mason.

In 1919, Wright sold the property to William J. Buchanan²⁵, who in 1920, sold it to John W. Readman²⁶, a farmer from Vaughan Township. Readman (1861 to 1934) was married to Catherine Hall (1864 to 1950). They had one son who died when just a child. They adopted two boys, Louis and William Marwood. Although Readman acquired the property in 1920, he did not move to Aurora until he retired from his Vaughan farm in 1924²⁷. In the interim the property was leased to others. Although he died in 1934 and is buried in the King City cemetery, the property continued to be owned by his estate and was the residence of his wife until her death in 1950.



Figure No. 4.9
John W. and Catherine Readman
Date unknown
[Source: Brydon website.]

The 1927 Fire insurance plan of the property (*Appendix C – 1927*) shows no change in the footprint of the house following purchase and occupation by the Readmans.

The 1929 topographic (*Appendix C*) shows the Knowles / Readman House as part of in a row of four houses on the west side of Yonge Street north of Irwin Avenue.

In 1933 the Town of Aurora engaged the surveyors W. S. Gibson and Son to prepare a land survey of part of the Town. The survey was registered as Plan 246 and the subject property, excluding parts to the north and south, was identified as Lot 13 (*Appendix A*).

A 1946 aerial photograph of the property (*Appendix D*) shows the House and property within that context. The Yonge Street frontage of the properties north of Irwin Avenue on the west

²³ 1911 Census of Canada, Aurora, Schedule 1, Enumeration Area – North Ward, page 39.

²⁴ Land Records, York Region, Lot 13, Plan No. 246, Aurora, Instrument No. 4784.

²⁵ Ibid, Instrument No. 4787.

²⁶ Ibid, Instrument No. 5721.

²⁷ Letter, Aurora Archives, Readman family file; obituary Catherine Readman, Aurora Banner, November 30, 1950.

side of Yonge Street was heavily forested while the rear of those properties generally lacked trees, although the rear of the subject property had trees. Although the aerial photo lacks clarity when enlarged to show fine grained details on the subject property, the House, front walkway, garage, large trees and plantings defining the boundary are discernable. Much of the rear of the property was open, possibly being used as a vegetable garden.

In 1950 Catherine Readman died and ownership of the property was transferred to Gwendolyn McArthur²⁸. McArthur held the property until 1962 when she sold it to William and Mary Dakin²⁹. A 1970 aerial photograph shows that the one storey tail wing had been altered creating a tail wing that extended across almost the full width of the House³⁰. The Dakins held the property for ten years, selling it to Richard and Marg Holder in 1972³¹.

A 1978 aerial photograph of the property (*Appendix D*) shows little change since 1946 except that the rear portion of the property appears to be grassed and not used as a garden.

In 1981, the Holders sold the property to a numbered Ontario company³².

In 1982 the Aurora Heritage Committee prepared a heritage property report on 15356 Yonge Street when it was noted that the House had been divided into two several residential units.

Between 2005 and 2009 the garage was demolished.

A 2015 aerial photograph (*Appendix D*) shows little change since the 1978 aerial photograph except for the previously noted demolition of the garage.

As of the June 22 2016 site visit, the House was vacant and boarded up.

²⁸ Land Records, York Region, Lot 13, Plan 246, Aurora, Instrument No 10584.

²⁹ Ibid, Instrument No. 56572A.

³⁰ <https://ww6.yorkmaps.ca>

³¹ Land Records, York Region, Lot 13, Plan 246, Aurora, Instrument No. 126079.

³² Ibid, Instrument No. 275212.

5.0 BUILT AND LANDSCAPE RESOURCE DESCRIPTIONS

In June and July 2016, on-site surveys were conducted to examine and photograph all built and landscape resources on the subject property.

The resources of this property are documented in photographs and sketch plans in:

- *Appendix E* –House Exterior Photographs;
- *Appendix F* - House Floor Plan Sketches;
- *Appendix G* –House Interior Photographs; and
- *Appendix H* - Landscape Photographs.

Dimensions for the House were done on-site using imperial measurements which are contemporary to its construction. The measuring stick in the photographs is scaled in one foot intervals.

5.1 Knowles / Readman House Exterior

Dating the House –1907. The construction date for the House was evident based on visual and documentary information, the latter as detailed in section 4 of this report.

However, information on the designer and builder of the House could not be found. Given that Knowles was a prominent Aurora house builder, it is likely he constructed this House.

The historic photographs of the House, the oldest of which appear to date from the 1920s (*Appendix I*), provide a record of the evolution of the front of the House through time (as illustrated in Figure 5.1).



Figure 5.1
Knowles / Readman House
East Elevation
circa 1982.

Overview - The House, which faces east, is setback slightly above the Yonge Street grade approximately 8.14 metres (26.7 feet) from the west edge of the Yonge Street sidewalk. The House is a single detached, two and one-half storey, solid brick structure. The plan of the House is essentially rectangular, although a projection towards the rear of the north side gives a slight 'L' shape to the plan. The House has a wood clad, two storey tail wing.

The brick part of the House rests on a poured concrete and concrete block foundation with the poured concrete below grade and the rock-faced blocks above grade. The tail wing appears to rest on poured concrete, although the exterior is parged and decorated to resemble blocks.



Figure 5.2
Knowles / Readman House
East and North Elevations
2016.

The bricks, which measure $8\frac{1}{2} \times 2\frac{3}{8}$ “, are laid in stretcher bond. On all elevations, except most of the rear or west, the bricks are dark red; the rear bricks are gray. The tail wing is a clad in horizontal clapboard siding.

The main section of the House is capped by a medium pitched, asphalt shingle clad, hip roof that projects beyond the walls of the structure. Two smaller gable roofs are on the front porch and the north projection. On the south side of the roof there is an off-centre, gable roofed dormer window. The broad, unadorned soffits are clad in modern synthetic materials. Below the soffits, there is a plain, narrow wood frieze. There is no evidence of brackets either currently or in historic photographs. The gable ends of the roof are clad in wood shingles and a decorative treatment in the gable peak. The north gable has a pair of small windows below the decorative treatment. The tail wing is capped by an asphalt shingle clad shed roof. Two red brick chimney stacks project above the roof; one on the south side west of the dormer window and the other at the rear of the brick section of the House.

The typical window opening is rectangular with a flat head. The openings have flat concrete lintels and lug sills, the facing edges of which are moulded imitating sawn stone. Most window openings have been boarded. The front windows have had two sashes – a narrow upper sash above a much larger single glazed lower sash. A smaller window opening on the south elevation still contains its one over one sash (**Appendix G – 13**).

East Elevation – This is the principal or front elevation of the House. It is a two bay façade, with a north door and south window on both the ground and upper floors.

The door openings have concrete lintels, similar to those over the windows, wood thresholds and plain wood surrounds with moulded edges. The ground floor door is solid wood with three sections - an upper, four paned glazed section; a middle consisting of a line of three small square panels; and a lower with one large rectangular panel. The upper floor door opening contains a modern door.

The prominent feature of this elevation is the two storey porch capped by a gable roof. The porch is supported by tapered, square, paneled posts resting on square, paneled concrete piers. On the upper floor the posts are supported by wood piers. Originally there was a triple set of posts and piers on the outer corners (*Appendix I* – c 1920 photographs) of both levels of the porch. The balustrade has carved balusters. On the upper floor, the balustrade encloses the porch, while on the lower floor, it is limited to the north and south sides. The rock-faced concrete block porch foundation is identical to the House foundation.

This elevation contains a side entrance on the north side of the House. The side door is a simpler paneled version of the front door, although the large upper panel is glazed. There is a small porch for this entrance, although the balustrade and porch post are missing.

North Elevation – Excluding the front porch, this elevation has three sections – the east brick section, the centre projecting section and the tail wing. The ground floor of the east section has a small rectangular window above a basement window and the porch roof for the side entrance. The centre section contains three centrally placed and aligned windows, one on each of the basement, ground and upper floors. The upper floor of this section has a modern door opening on the east side that opens onto a modern metal fire escape that extends onto the tail wing. All window openings on the east and centre sections have typical concrete lintels and sills. The tail wing has a ground floor window and a basement door towards the west end. The ground and upper floors of the tail wing are divided by a projecting band.

West Elevation – This elevation contains the rear elevation of the tail wing and a small part of the brick section of the House. The tail wing, which is much larger than the original construction, has four rectangular window openings, two on the ground floor and two on the upper floor. The north ground floor window opening is a large glass sliding door. The brick section has a ground floor window opening which, based on evidence on the interior, has been reduced in size.

South Elevation – This elevation, excluding the front porch, has two sections - the brick part of the House and the tail wing. The brick part has five windows – three aligned towards the west end of this section on the basement and ground and upper floors; another basement window towards the front and the dormer window on the roof. All window openings, except the dormer, have typical concrete lintels and sills. A former window opening above the front basement window has been infilled with brick. The tail wing has only one window opening – in the basement.

Although over the years, the House has experienced a few exterior modifications, which are listed below, the structure, when viewed from the street, is largely as originally constructed. The exterior modifications include:

- loss of porch posts and piers – four on the front porch and one on the side porch;
- loss of the north, ground floor balustrade on the front and side porches;
- replacement of a door on the upper floor of the east elevation with a modern door;
- addition of the upper floor door on the north elevation;
- addition of the metal fire escape on the north elevation;
- enlargement of the tail wing including addition of an upper floor;
- alteration of the window opening on the west elevation of the brick part of the House;
- infilling of a window opening on the south elevation; and
- the possible addition of the dormer window on the roof.

The architectural style of this House is a vernacular variation of ‘Edwardian Classicism’ (1900 – 1930):

The simplified but formal composition of the Edwardian house with an emphasis on Classical motifs was indicative of the new direction architecture was to take in the twentieth century. In contrast to the highly colouristic, complicated and often eclectic compositions of the late nineteenth century, Edwardian Classicism, through its balanced facades, simplified but large roofs, smooth brick surfaces and generous fenestration, restored simplicity and order to domestic architecture. ... Generally, the Edwardian façade is highlighted by a frontispiece or portico imaginatively derived from Classical tradition set against a monochromatic smooth exterior brick finish. Tall chimneys are not decorated with enriched terracotta panels. Spindles and carved brackets of verandas are minimized in favour of short colonettes and brick piers. Dormers remained popular, but their profile reflected the simplified shape of the main roof and gone are the profusion of finials and cresting from the ridges. The extended roof eaves are supported not by carved or turned brackets but by plain elongated blocks or cantilevered brackets similar to those used in the Regency and Italian Villa styles. Flat arches made with bricks standing on end or massive but plain stone lintels span apertures. At times, oversized, Classically inspired elements, such as keystone and voussoirs, accentuate window and door surrounds. Contrasting stone trim or dressings may also be used for watertable and string courses. Rather than wood panels, the entrance door often is a full-length panel of clear glass having beveled or cut pattern. When stained glass is employed, the designs are simpler and the colours lighter than Victorian examples.³³

Another source on Ontario architectural styles describes Edwardian Classicism as:

Edwardian 1900-1920 Simple, classical, balanced Edwardian style is a precursor to the simplified styles of the 20th century

³³ Blumenson, p 166.

<i>Form:</i>	<i>Straight lines, square or rectangular</i>
<i>Storeys:</i>	<i>2+</i>
<i>Façade:</i>	<i>Usually smooth brick with multiple windows</i>
<i>Roof:</i>	<i>Flat in public and apartment buildings, hip and gable in residences, heavy cornices</i>
<i>Windows:</i>	<i>Sash, paned, usually 1-over-1, plain stone lintels. Key stones and voussoirs on large buildings</i>
<i>Entrance:</i>	<i>Usually with classic detailing, keystones, door in portico or veranda³⁴</i>



Figure 5.3
Edwardian Classicism –
Kingston example
[Source: Blumenson, 167]

This source also references the American ‘Four Square’ type of house within this style.

The Knowles / Redman House has most of the characteristics referenced in the architectural style sources cited above although it does have some variations including the lack of brackets supporting the eaves and the use of concrete, rather than brick, lintels. In addition, as will be shown in the interior examination of the House, it is a ‘Four Square’ house.

5.2 Knowles / Readman House Interior

Although most interior finishes have been stripped, room partitions and enough decorative wood elements remain to inform the original layout and interior design of the House.

Ground Floor - Originally this floor consisted of four rooms of similar size (the ‘Four Square’ plan) plus the tail wing. Room 1 contains the hall and staircase. Much of the staircase remains although part of the newel post, railing and all spinals, except one, have

³⁴ HPI Nomination Team, 18.

been removed. The staircase window casing remains intact, but is different from casings elsewhere on the floor. Some of the front door casing remains; the base blocks of which are identical to those remaining in Room 2 suggesting the casing is original. Room 2, the parlour, retains baseboards identical to those in the hall. The exposed bricks on the south wall of Room 2 indicate removal of an earlier window. Between Rooms 2 and 3, two paneled pocket doors remain within wall partitions; the upper two panels were once glazed. Room 3, the dining room, contains baseboards identical to Rooms 1 and 2. The plain window casings remaining in this Room are the same as the front door, supporting the originality of both. Room 3 contains remains of a fireplace on the west wall; the mantel is not extant. In Room 4, the kitchen, there is little original material, other than wall partitions. A plugged stove pipe hole in the west wall supports the kitchen use. Room 4 was later partitioned to provide a bathroom. Room 5, the original one storey tail wing used as a pantry retains remains of a stove pipe on the west wall. The original tail wing cladding, wood ship-lap siding, appears in the north wall of Room 6, which a later addition.

It is possible that ground floor mouldings of the House are a variation of those shown in Figure 5.4 with the addition of corner blocks at the base of all door casings and a different profile on the top part of the baseboard.

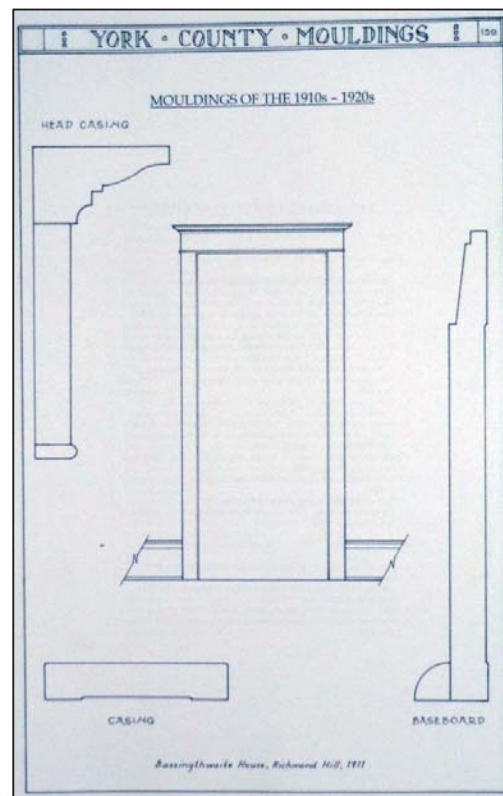


Figure 5.4
York County Mouldings –
1910s – 1920s
[Source: Duncan, 159]

The upper floor room configuration in the brick part of the House consists of 4 rooms, including a bathroom, although, unlike the ground floor, the rooms differ substantially in dimensions. Only Room 8 retains its original baseboards, which are shorter than the ground floor baseboards, suggesting that the other rooms may have been repartitioned from the original layout. The one room in the tail wing contains evidence of the gable roof of the original one storey tail wing. The east wall of Room 11, which was originally an exterior wall, also shows that most of the bricks on the west elevation were gray rather than red.

The attic room partitions are relatively recent and therefore were not documented. The roof framing is relatively simple with rafters nailed into a centre ridge board and collar-beams nailed to the rafters.

The basement consists of three rooms in the brick part of the House and one in the tail wing. The foundation walls visible in the basement (*Appendix G* – Basement – 1 & 10) show the construction with the lower part being poured concrete and the upper part concrete block with a parged finish. The basement floor is poured concrete. The east wall of Room 15 contains the poured concrete base for the ground floor fire place.

5.3 Landscape Resources:

There are four distinct landscape elements to the property illustrated in Figure 5.6, below and *Appendix H*:

- Front Yard, including the lawn, walkway and driveway;
- House;
- Rear Yard; and
- Back Yard to the rear lot line.

Figure 5.5

Landscape Elements in 2015 of the Knowles / Readman property [Source: York Maps]



Front Yard - The small Front Yard consists of a lawn, a concrete walkway between the front steps and the Yonge Street sidewalk, two Norway maples on either side of the walkway, the driveway, a line of overgrown cedar trees on the south property line, trees on the north property line, foundation plantings and concrete retaining walls on the Yonge Street frontage and along the south limit of the driveway. The retaining wall is necessary because the lawn is at a higher elevation than Yonge Street and the driveway is lower – at the Yonge Street elevation.

Historic photographs of the front yard (*Appendix I*) show that:

- there were no trees immediately in front of the House until the 1970s,
- the cedars on the south property line were much lower, providing a visual connection between Horton Place and this House;
- the foundation plantings were modest and are currently overgrown
- there were posts on either side of the walkway at Yonge Street but no fencing along the Yonge Street frontage.

House Area - This area includes the House, the driveway, walkways above the retaining wall, the concrete retaining wall between the House and driveway, trees along the north boundary and a small grassed side yard with overgrown cedar trees along the south boundary.

The cast iron fencing on the retaining wall top next to the driveway appears in photographs only starting in 1982 suggesting that it is not original to the property.

Rear Yard – This area, immediately to the rear of the House consists of trees on the north boundary, a lawn, driveway, site of the garage (now demolished) and a rubble stone retaining wall. The retaining wall provides for a relatively level surface adjacent to the House while dealing with the drop in grade to the rear of the House.

Back Yard – This area consists of trees and shrubs along the north and south boundaries and an extensive grassed area. There is no evidence in the aerial photographs of a formal planting of gardens and trees, other than the boundary trees, in this area, although part of its may have been used as a vegetable garden for a period of time.

The portion of the subject property south of the original property for 15356 Yonge Street and to the rear of the Horton Place (15342 Yonge Street) property is primarily wooded.

6.0 HERITAGE EVALUATION OF THE RESOURCES

6.1 Introduction

Criteria for determining cultural heritage value or interest of a property are specified in Ontario Regulation 9/06 made under the *Ontario Heritage Act* (**Appendix K**). The criteria, which are intended to assist municipalities in evaluating properties for designation, are grouped into three broad categories – design or physical value, historical or associative value and contextual value. A property has to meet only one of the criteria to warrant designation. Additional criteria specific to Aurora have not been adopted by Town Council; therefore the provincial criteria were used in this evaluation.

The criteria are insufficient in an impact assessment to determine the merits of heritage resource conservation. Other factors that should be considered include the resource condition – that is the extent of deterioration in the attributes and fabric of a resource – and its heritage integrity – that is the extent to which significant heritage attributes (character defining features) remain in place.

6.2 Application of Provincial Criteria

In this report, the application of provincial criteria, in addition to consideration of condition and heritage integrity, are based on a thorough examination of the subject property. They have been applied to the House and its landscape. Table 6.1 summarizes the evaluation.

6.2.1 House

Design or Physical Value:

- i. Example of a style, type, expression, material or construction

The Knowles / Readman House is a representative and relatively early example of its architectural style and use of poured concrete, although it is not a rare or unique example this style, type, expression, material or construction method.

The architectural style of the House – a vernacular example of the ‘Four Square’ subset of Edwardian Classicism - was common in the first quarter of 20th century in Ontario. Examples survive in Aurora and the Heritage District. Therefore this House is not a rare or unique example of the style. However it is a representative example incorporating many features of the style such as smooth monochromatic brick wall surfaces, a hip roof with extended eaves, tall unadorned chimneys, 1 over 1 window sash, flat arched window and door openings with plain lintels made of concrete imitating stone, entrance in a portico (porch), porch colonettes on concrete piers and contrasting concrete block imitating stone for the watertable.

Table 6.1 Application of Heritage Criteria to the Resources of the Knowles / Readman Property, 15356 Yonge Street, Aurora		
Criteria	Resource	
	Knowles / Readman House	Landscape
Design or Physical Value		
i. Rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes	No
ii. Displays a high degree of craftsmanship or artistic merit.	No	No
iii. Demonstrates a high technical or scientific achievement	No	No
Historical or Associative Value		
i. Has direct association with a theme, event, belief, person, activity, organization or institution of community significance	Yes	No
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No	No
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist significant to a community	Yes	No
Contextual Value		
i. Is important in defining, maintaining, or supporting the area character.	Yes	Yes
ii. Is physically, functionally, visually or historically linked to its surroundings.	Yes	Yes
iii. Is a landmark	*	No
Condition / Heritage Integrity		
3 i. Significant condition problems -	No	N/A
i. Integrity – retains much of its original built heritage character -	Yes – High (exterior)	N/A

N/A – Not Applicable; * - Marginal

This architectural style existed from roughly 1900 to 1930³⁵. The House dates from 1907, relatively early in the period when it was popular.

Brick, used extensively in Ontario since the early 19th century, is the predominant material used in the construction of the House walls. However the use of poured concrete in the foundation was relatively new at the time of construction³⁶. This House is an early example of this material in residential construction in Ontario.

³⁵ Blumenson 37 – 51.

³⁶ McIlwraith, 96 – 99.

ii Craftsmanship or Artistic Merit

The House, on both the exterior and interior, does not display a high degree of craftsmanship or artistic merit.

The exterior of the House does not display exceptional craftsmanship or artistic merit. It is an example of well-built House that any competent builder should construct, although its execution is not exceptional.

iii. Technical or Scientific Achievement

The House does not demonstrate high technical or scientific achievement.

There is nothing about the exterior or interior of the House that exhibits high technical or scientific achievement.

Historical or Associative Value:

i. *The House is associated with a theme and person of community significance.*

No event, belief, activity, organization or institution significant to the community could be identified in association with the House or property.

However, the House is associated a theme – the transition of architecture styles in the area from the complicated mid and late Victorian tradition to the much simpler designs of the 20th century. The positioning of the House between a mid-Victorian house (Hillary House) and a late-Victorian house (Horton Place) reinforces the Knowles / Readman House's association with this theme.

The House was built in 1907 for James Albert Knowles and his family. Knowles was a prominent Aurora house builder who constructed many houses during this period. Knowles also served the community on the Aurora municipal council for seventeen years as a councillor and then reeve.

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ii. Potential to yield information that contributes to an understanding of the community or culture

The House does not have the potential to yield information that contributes to an understanding of the community or culture.

The House does not have the potential to yield any additional information about the community and the culture of the period that isn't documented in this report.

- iii. Association with an architect, artist, builder, designer or theorist significant to a community

The House is associated with a builder significant to the Aurora.

Although no architect, artist, designer or theorist could be identified for the House, its likely builder, James Knowles, was a prominent Aurora area house builder.

Contextual Value

- i. Importance in defining, maintaining or supporting the area character

The House is important in defining, maintaining or supporting the area character.

The House is visible from the street and centred in a group of three residential structures with expansive front yards that define the area character. Its removal would adversely affect the area streetscape; therefore it meets this criteria.

- ii. Physically, functionally, visually or historically linked to its surroundings

The House is physically, functionally, visually and historically linked to its surroundings.

The House has important linkage characteristics to its surroundings. It has existed on this site since 1907 and is the first building constructed on the property since the lot was created in 1874. It is visually, part of a line of three prominent houses with expansive front yards. It contributes to the original residential function of the area and defined the original northern limit of Aurora urban area.

- iii. Landmark

The House has marginal value as a landmark.

Although the House does not terminate a view or vista nor does it serve as a reference point in the landscape, it has considerable visual presence on this part of Yonge Street, providing a prominent visual contrast with the adjacent Victorian residences. For this reason it is evaluated as having marginal landmark value.

Condition / Heritage Integrity

- i. Condition

Overall, the Knowles / Readman House is in good condition. The brick walls appear to be plumb, exhibiting no bowing or failure. The roof is intact and shows

no signs of bowing or water leakage. The foundation is generally sound and the basement dry. However, there are some minor, repairable condition issues that do not detract from the conclusion that the House should be conserved.

These minor condition issues include:

- *Water damage on the south side:* Due to the exterior grade sloping to the House, water is draining into the south side of the building (Room 15 – south wall – photo 6) causing deterioration in the foundation.
- *Heaving of part of the basement floor:* Parts of the concrete basement floor have cracked and heaved in Room 13 (photo 1).
- *Cracks in the brick walls:* A crack in the brick work of the south wall extends from the basement window to the upper floor window. The crack may be stable or may be related to the on-going water damage discussed above. There is also a crack on the west brick wall above the fire escape.
- *Soffit deterioration:* On the south elevation below the chimney and dormer window, part of the soffit is missing (visible in the photo of the west and south elevations, **Appendix E**).
- *Deterioration in the tail wing siding:* Some of the siding on the upper floor of the tail wing, south and north elevations has fallen off or is in the process of falling off.
- *Mortar failure of the side porch concrete blocks:* There is a loss of mortar between concrete blocks of the side porch foundation. As a result some of the blocks have shifted.
- *Loss of window glazing.* There is extensive loss of window glazing.
- *Loss of porch balustrades and post.* Some of the balustrade from the front and side porches is missing as is the corner post of the side porch.

ii. Heritage Integrity

The Knowles / Readman House has a moderately high level of heritage integrity on the exterior and a low level on the interior.

a. Exterior

Based on documentary evidence, much of the exterior of the House, excluding the tail wing, is intact from its original date of construction. The following alterations are noted:

- *Loss of porch posts.* Originally the front porch, on both the ground and upper floors, had three corner posts. Only one of each three remains. The side porch had a single post which is missing although the pier for the post is on the ground. The remaining porch posts provide a template for any replacements.
- *Loss of and alteration to porch balustrade.* When some of the porch posts were removed, the porch balustrades were lengthened. It cannot

be determined whether the balusters on the ‘new’ balustrades are the same design as the originals. Several of the balustrades (front porch – ground floor, north side; side porch – north side) are missing.

- *Removal of south wall window.* A ground floor window opening on the south wall of Room 2 has been bricked in. (Photo 8, **Appendix G**, Ground Floor and South elevation, **Appendix E**). Judging by the infill area, it was infilled early in the history of the House.
- *Loss of one chimney.* The chimney from the original kitchen has been removed. It is visible in one of the c1920 photographs (**Appendix I**).
- *Modern upper floor front door.* The upper floor front door, which opens onto the porch, was similar to the ground floor front door (1982 photograph, **Appendix I**). It has been replaced with a modern door.
- *Addition of dormer window.* Based on the c1920 photographs, the dormer window is a later addition.
- *Enlargement of the tail wing.* The former small, one storey tail wing was enlarged to extend across almost all of the west elevation and to include a second storey. Evidence of the original roof line and cladding remain on the interior

b. Interior

The interior has a low level of heritage integrity with all of the wall and ceiling finishes and most interior doors having been removed. However a sufficient number of door and window casings and baseboards remain to provide some indication of the character of the interior as originally constructed.

6.2.1 Landscape

The front yard and side yards, while not a designed landscape, are important as a green space that permits views of the House from Yonge Street. These yards also strongly relate to the green spaces on the adjacent heritage properties to the north and south. This front and side yard condition, while currently overgrown, is a reminder the area’s early, large lot residential character.

The rest of the landscape, immediately to the rear of the House and in the rear yard, does not have significant cultural heritage value. It does not appear to be a designed landscape of any significance and is not important in understanding or appreciating the House.

6.3 Overall Evaluation Summary

It was determined through the application of Provincial criteria and consideration of heritage integrity and building condition that the Knowles / Readman House, together with its front and side yards, warrants conservation under the *Ontario Heritage Act*.

6.4 Statement of Cultural Heritage Values and Heritage Attributes

Description

The property at 15356 Yonge Street warrants conservation under the *Ontario Heritage Act* for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, association and contextual values. Located on the west side of Yonge Street north of Irwin Avenue, the Knowles / Readman House (1907) is a 2 ½ storey house form building.

Statement of Cultural Heritage Value

The Knowles / Readman House is a well preserved, representative example of a 'Four Square', Edwardian Classicism style house form building in the Northeast Old Aurora Heritage Conservation District. It was constructed for the prominent Aurora builder and municipal politician, James Albert Knowles. The House was likely built by James Knowles. Still in its original location facing east onto Yonge Street, the House retains much of its original exterior architectural detailing. The House, together with its front and side yards, contributes to the streetscape of this part of Yonge Street and illustrates the evolution of architectural styles from the flanking Victorian houses to the much simpler detailing of an early twentieth century House. James Knowles and family lived in the House until 1913. It was later the residence of the Readman family, a former Vaughan farm family that lived in the House from 1924 until 1950.

Heritage Attributes

The heritage attributes of the property at 15356 Yonge Street are:

- The 2 ½-storey house form building
- The scale, form, height and massing on a rectangular-shaped lot
- The rock-faced concrete blocks above the poured concrete foundation, the moulded concrete lintels above all openings and the moulded concrete lug window sills.
- The red brick walls on the front (east) and side (north and south) elevations
- Window openings on the ground and upper floors of the front and side elevations containing one over one window sashes
- The front and side entrances with their paneled wood doors and the upper floor east door opening
- The two storey porch with its gable roof; square, paneled wood porch posts on paneled concrete piers (ground floor) and wood piers (upper floor); balustrade with carved balusters and the rock-faced concrete block foundation
- The medium pitched, asphalt clad hip roof with projecting eaves, plain soffits and narrow wood frieze; the two smaller gable roofs with their wood shingle siding and decorative trim over the porch and on the north elevation; the latter gable includes a pair of small attic windows

- The dormer window on the south elevation
- The two red brick chimneys
- The placement of the house form building on the lot
- The front yard with its green space in front of the House and walkway to Yonge Street and the north and south side yards
- On the interior, the staircase and remaining door and window casings and baseboards

The two storey tail wing is not a heritage attribute.

6.5 Cultural Heritage Values of Adjacent/Nearby Heritage Properties

The cultural heritage values of these properties are specified in *Appendix L* and summarized in Table 6.2, below.

Table 6.2 Cultural Heritage Values of Adjacent Heritage Properties		
No.	Street Address	Cultural Heritage Values
1	15342 Yonge Street (Horton Place)	House & relationship to Yonge Street including fence – Heritage attributes (character defining heritage elements) listed in <i>Appendix L</i> .
2	15347 Yonge Street (Our Lady of Grace Roman Catholic Church)	Non-heritage building – no heritage value; potential enlargement of the existing building or redevelopment of the property governed by the HCD Plan.
3	15372 Yonge Street (Hillary House)	House, ancillary buildings, fencing and layout on site including trees, bushes and old creek bed– Heritage attributes (character defining heritage elements) listed in <i>Appendix L</i> .

7.0 DEVELOPMENT PROPOSAL

7.1 Description of the Development Proposal

The applicant, 2578461 Ontario Inc., has prepared drawings for the proposed development of 15356 Yonge Street which are included in **Appendix N** and Figures 7.1 and 7.2.

The proposal is to construct a five storey residential structure as shown in Figures 7.1 and 7.2 and retain, restore and integrate the Knowles / Readham House, except for its tail wing, into the development. The front and south side yards adjacent to the House will be retained as green space as will some of the rear of the property which is in the flood plain. The new building will be setback approximately 1.9 metres (6.2 feet) from the north property line with the Hillary House property, west of the driveway into the building. Vehicle access to the property will be from a northern expansion of the existing driveway at Yonge Street. The driveway will be shared with the Hillary House to the north. Vehicle parking will be accessed by ramps internal to the new building. The Knowles / Readman House will be treated as a separate building with one residential unit, although vehicle parking for the House will be in the underground parking garage in the new building. Table 7.1 provides an overview of the site statistics for the proposed development.

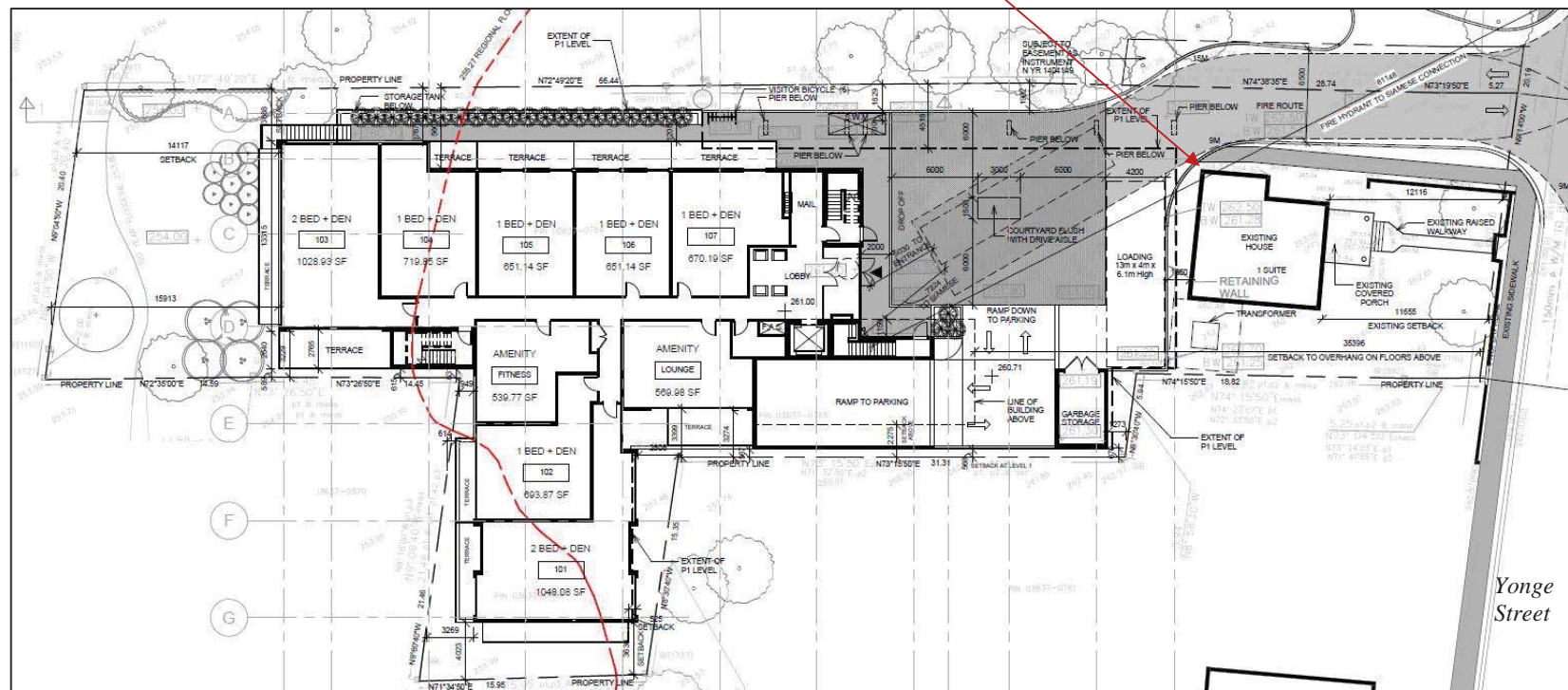
Table 7.1 Site Statistics		
Site Area	2,556 m2	
Total Gross Floor Area	3,914.36 m2	42,134.17 sq ft
Unit Count	38 including 1 in existing house	
1 Bedroom & den	8	
2 Bedroom	10	
2 Bedroom + den	17	
3 Bedroom	3	
Parking	40 resident	3 visitor
Bike Storage	22	

The new building, including balconies and canopy, will be set back between 13.5 metres (44.3 feet) and 20 metres (65.6 feet) from the Knowles / Readman House.

The materials for the new building are shown in Figure 7.2 and in **Appendix N**. The new building has been designed in a modern style but using exterior materials that relate to the heritage buildings on and adjacent to the subject property.

Figure 7.1 – Site Plan, Proposed Development

*Knowles / Readman
House*












Source: onespace unlimited inc.
Drawing Date: 2017-06-30

Figure 7.2 – South Elevation, Proposed Development



Material Palette for the New Building:

- | | |
|--|--|
| 1.  Panel System Type 1 | 6.  Concrete Finish |
| 2.  Panel System Type 2 | 7.  Masonry |
| 3.  Window Wall Vision | 8.  Privacy Screen |
| 4.  Window Wall Spandrel Type 1 | 9.  Balcony Railing |
| 5.  Window Wall Spandrel Type 2 | |

*Knowles / Readman
House*

*Source: onespace unlimited inc.
Drawing A301, Date: 2017-06-30*

8.0 DEVELOPMENT PROPOSAL IMPACT ON HERITAGE RESOURCES

8.1 Impact of Development on the Property Heritage Resources

As shown in Figures 7.1 and 7.2, it is proposed that the Knowles / Readman House, except for the tail wing, be retained in situ and integrated into a new development that involves the construction of a five storey residential building with vehicle access from Yonge Street. The potential impact of the proposed development on the heritage values of the property is contained in the following discussion.

1. Loss of the tail wing of the Knowles / Readman House

The development proposal will remove all of the tail wing to permit construction of vehicle access to the underground parking, loading garbage areas. Removal of the tail wing also enables construction of underground parking close to the rear of the House.

2. Proximity of the Proposed New Building to the Knowles / Readman House

The proposed new building is between 13.5 to 20 metres (44.3 to 65.6 feet) from the rear wall of the Knowles / Readman House above grade. Although the underground parking area is much closer to the rear wall of the House (*Appendix N* – Building Section – Drawing A400), it is not visible above grade. The proposed new building, including roof structures, is approximately 19.7 metres (64.7 feet) above the grade at the east side of the new building. Because the grade rises between Yonge Street and the House and then drops to the rear of the House, the proposed building, including roof structures, is 8.35 metres (27.4 feet) higher than the House.

3. Loss of much of the Back Yard as Green Space

In the proposed development much of the back yard will be occupied by the new residential building. Most of the back yard that is in the flood plan will not be development.

4. Vehicle Access will affect the Front and North Side Yard conditions

In order to provide two way vehicle access to the proposed development, the existing driveway to the property will be widen to the north removing all vegetation currently existing along the north limit of the property. The driveway to the subject site will be combined with the driveway to Hillary House at the Yonge Street entrance.

5. The Proposed Development Introduces a Building in a Modern Design to the HCD

The new building in the proposed development is in a modern architectural design rather than being designed as a late nineteenth or early twentieth century structure.

8.2 Impact of Development on Adjacent Heritage Properties

Figure 8.1 places the proposed development in its immediate context, showing its relationship to surrounding heritage properties. Although the Yonge Street frontage, with its nineteenth century single detached houses on large lots will be maintained with the construction of the proposed development, there are potential impacts on the adjacent heritage properties which are listed below.

6. Back yard overlook from the proposed five storey building

The proposed five storey building is higher than any of the adjacent buildings and will be visible from the rear yards of the adjacent heritage properties – Hillary House (15372 Yonge Street) and Horton Hall (15342 Yonge Street). At its closest, the proposed building will be approximately 43.3 metres (142 feet) from Hillary House and 16.7 metres (54.8 feet) from Horton Hall.

7. Loss of back yard vegetation.

The backyard of the subject property is currently a mix of trees, shrubs and grass providing a green corridor to the rear of the three Yonge Street heritage properties. The proposed development will remove much of that green corridor especially near the north property limit.

There does not appear to be any impact from the proposed development on the heritage property across Yonge Street (15347 Yonge Street – Our Lady of Grace Roman Catholic Church).

Figure 8.1 The Proposed Development in Context



9.0 CONSERVATION AND MITIGATION

9.1 Options Related to Impacts of the Proposed Development

Since the applicant is proposing retention of the Knowles/ Readman House, excluding the tail wing, in situ in its original use, other broad options for the conservation of the heritage resource, such as relocation, were not considered in this Assessment.

Rather the details of the proposed development and its impact on the heritage resources as discussed in Chapter 8 were reviewed and options for those aspects of the proposed development were considered.

1. Loss of the tail wing of the Knowles / Readman House

When first constructed, the House had a one storey, gable roofed tail wing extending across less than half of the rear of the House (*Appendices C* (1913 & 1927 Insurance plans) and *G* (ground floor - photos 21 & 22, upper floor- photo 17)). Originally the tail wing was likely used a pantry (ground floor) and storage (basement). The tail wing was enlarged by extending it across the rear of the House and adding a second floor. Other previous alterations to the tail wing included changing the cladding and a sliding glass door on the west wall.

The development proposal is to remove all of the tail wing for access, loading and underground parking. An option to retain the tail would require a reduction on the footprint and size of the proposed building reducing the economic viability of the project. Figure 9.1 shows the existing and proposed condition relative to the tail wing of the Knowles / Readman House.

The tail wing has been substantially altered by enlargement, changes both in cladding and roof shape, and insertion of a sliding glass door. The tail wing generally is not visible from Yonge Street. The tail wing is not a necessary or essential component of the Edwardian Classicism architectural style of the House.

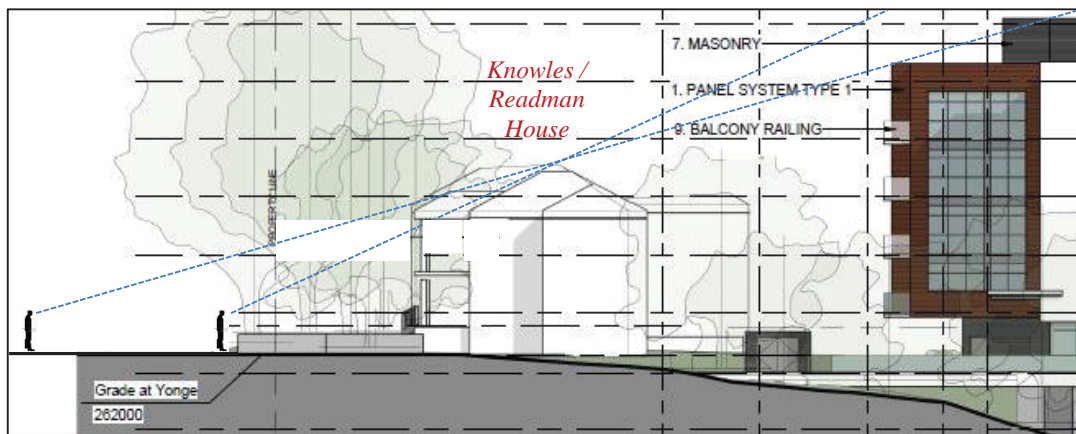
Due to the previous alterations, no visibility from Yonge Street, and lack of importance to the architectural style of the House, the tail wing was not determined to be a heritage attribute when the Statement of Cultural Heritage Values (Section 6.4) was prepared. For these reasons, retention of the tail wing is not considered essential to the conservation of the Knowles / Readman House.

An option that retains the tail wing was not considered warranted.



2. Proximity of the Proposed New Building to the Knowles / Readman House

The new building is set back approximately 20 metres (65 feet) from the rear wall of the House above grade. The underground parking area is closer to the House but is not visible above grade. The proposed new building is approximately 8.35 metres (27 feet) higher than the House. Figure 9.2 shows the sight lines of the proposed development immediately in front of the Knowles / Readman House at Yonge Street, while Figure 9.3 shows an image of the proposed development from the east side of Yonge Street.



North Elevation – Drawing A300

Figure 9.2 Yonge Street Sight Lines of the House and Proposed Development



Figure 9.3 Panorama view of the development from the east side of Yonge Street
Drawing A500

The approximately 20 metres separation between the proposed new building and the Knowles / Readman House is sufficient to readily show that the House is a separate structure.

The sight lines in Figure 9.2 shows that a person standing on the west Yonge Street sidewalk in front of the House will not see the new building behind the House. A person standing on the east Yonge Street sidewalk in front of the House will barely see the top of the new building above the roof of the Knowles / Readman House. Figure 9.3 shows that, from different perspectives on the Yonge Street sidewalk, the new building will be partially visible, but frequently screened by vegetation.

In summary, the new building proposed to the rear of the Knowles / Readman House does not overpower or dominate the House.

The applicant did consider lowering the height of the proposed building by one storey to a total of four storeys. However, their analysis showed that the loss of the fifth storey jeopardized the financial viability of the project.

For the above reasons, options which increased the separation between the new building and the House or which lowered the height of the building were not pursued further.

3. Loss of much of the Back Yard as Green Space

Except for the rear portion of the property which is in the floor plain, much of the back yard will be occupied by the new residential building.

The back yard was not evaluated as a landscape worthy of conservation. It is not a publicly accessible area that affords important view of either the Knowles / Readman House or any of the adjacent heritage buildings. The back yard is not essential to understanding or appreciating the architectural style of the House. The back yard was not identified as a heritage attribute of the property.

For the above reasons, options which retained more of the back yard as green space were not considered further. New plantings should assist in mitigating the impact of the loss of this private green space area.

4. Vehicle Access will affect the North Side Yard condition

The proposed development requires the widening of the existing driveway to provide two way vehicle access to the property. The widening, which is within the access easement on the property to the north, will require the removal of all existing vegetation along the north property limit north of and east of the House. Figures 9.4 and 9.5 show the existing driveway condition while Figure 9.6 shows the existing and proposed driveway on the site plan.



Figures 9.4 and 9.5
Existing Driveway Conditions
Viewed from Yonge Street and from
the north, near Yonge Street, looking
southwest

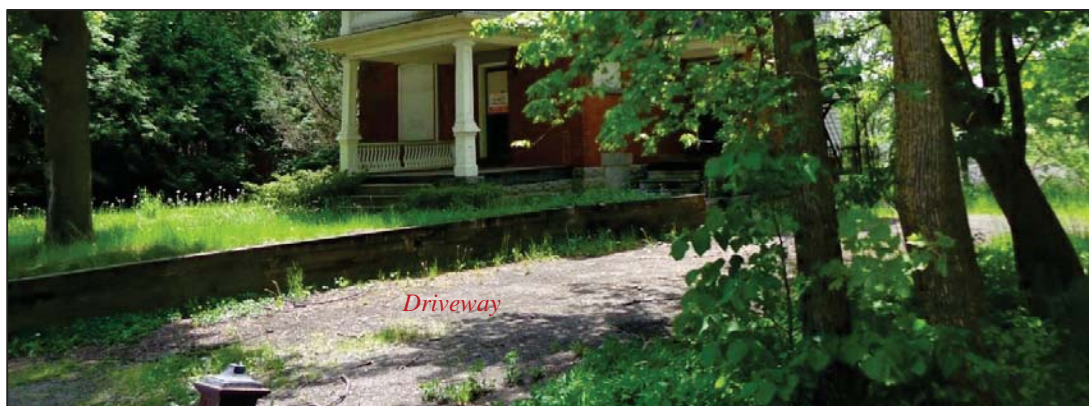
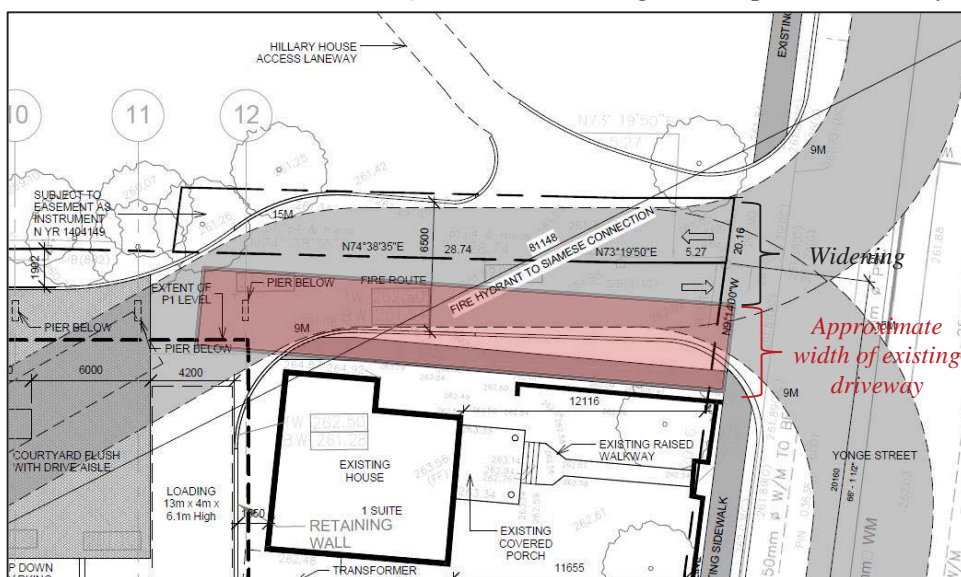


Figure 9.6 Existing and Proposed Driveway



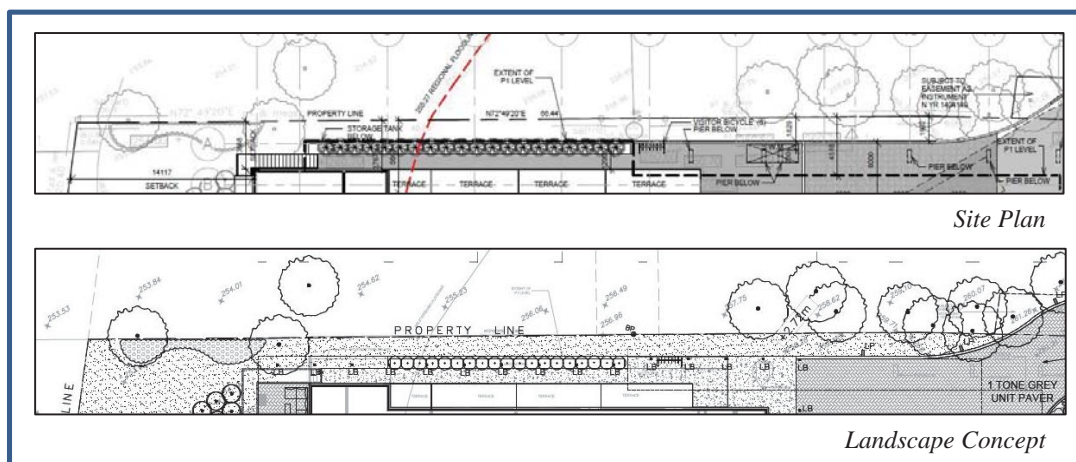
However, the new driveway will combine and improve the access to both the subject property and the Hillary House property.

Given the need to retain the Knowles / Readman House in situ and that the only street access to the property is from Yonge Street, there is only one option - make use of and expansion to the existing driveway.

For the above reasons, no other access options were considered.

West of the House, the driveway turns into the new building which is set back approximately 1.9 metres (6 feet) from the north property limit. This setback will provide a measure of protection for trees that are on the Hillary House property and provide opportunity for a native meadow planing. The sections of the Site Plan and the Landscape Concept illustrating this north side condition are shown in Figures 9.7.

Figure 9.7 Proposed North Side Yard Condition West of the House



The applicant considered the option of an exterior vehicle ramp on the north side of the building, but rejected it as having an adverse impact on the Hillary House property.

Since the rear yard landscape was not evaluated as a heritage attribute of the property, options to the proposed building were not developed.

5. The Proposed Development Introduces a Building in a Modern Design to the HCD

The proposed development will result in the construction of a new building in a modern architectural design into the Heritage Conservation District, rather than being designed as a late nineteenth or early twentieth century structure. Figure 9.8 provides a view from the northeast of the new building.



Figure 9.8 Proposed New Building Viewed from the Northeast

The 19th century Yonge Street context of the subject property will be maintained by the proposed development – the Knowles / Readman House will be retained and restored in situ. The front and south side yards will be retained as green space. The new building will be to the rear of the subject property. As such, the design of the new building will have secondary importance to persons viewing the area from Yonge Street.

Further new buildings designed to replicate 19th or early 20th century structures, even within a heritage conservation district, is not supported because:

- It creates a false sense of history. A building designed in a historic style never existed on the rear of this property. The new building is not, and should not be viewed as, an extension of the existing House.
- It creates confusion in the mind of the public. Am I looking at an old building or am I looking at a fake? Even placing a date stone on a building designed in a historic style does not resolve the confusion.
- It diminishes the value of true heritage buildings by making heritage buildings appear to be more common than they really are.
- It implies that we can build new ‘old’ buildings.
- It creates a sense that architecture has not evolved but is frozen in time.

The proposed new building incorporates a palette of materials (*Appendix N*) that relate to nearby heritage structures.

For these reasons, options that included a new building designed to replicate historic architectural styles were not developed for this project.

6. Back yard overlook from the proposed five storey building

The proposed new building is higher than any adjacent buildings and will be visible from the rear yards of the adjacent heritage properties – Hillary House and Horton Hall.

As shown in Figure 8.1, the proposed new building is approximately 43.3 metres (142 feet) from Hillary House and 16.7 metres (54.8 feet) from Horton Hall. In the case of Hillary House, there will be a greater distance between the proposed new building and Hillary House than between the 24 metres that separate Hillary House from the 5 storey residential building to the north at 15390 Yonge Street. In both instances, the new building will be partially screened from the adjacent heritage structures by existing vegetation in the area.

Upon a review of the heritage attributes or character defining elements of the two adjacent properties (*Appendix L*) the overlook that will be created by the construction of the new building on the subject property does not adversely affect the heritage attributes of the adjacent heritage properties. The proposed new building is sufficiently far enough from the heritage structures on the adjacent properties that new building will not dominate or overwhelm those adjacent heritage structures.

7. Loss of back yard vegetation.

The backyard of the subject property is currently a mix of trees, shrubs and grass providing a green corridor to the rear of the three Yonge Street heritage properties. The proposed development will remove much of that green corridor although some will be retained in the flood plain.

This issue is largely addressed in item 3 above. Any impact on vegetation on the adjacent heritage properties will be addressed in the landscape plan to be development for the subject property.

The loss of vegetation on the subject property will not adversely affect the heritage attributes of the adjacent heritage properties. Any potential damage to trees on the adjacent properties from the construction of the proposed development should be addressed in the landscape plan for the property.

9.2 Mitigation Measures

To mitigate any potential adverse impacts from the proposed development and to provide for the permanent protection of the heritage values of the of the subject property, the following mitigation measures are recommended. These recommendations are to be required as a condition of site plan approval and fulfilled prior to the issuance of any building permit.

9.2.1 Heritage Easement Agreement

The owner enter into a Heritage Easement Agreement with the Town to provide permanent protection for the heritage values of the Knowles / Readman Property. The heritage values include not only the House, but also the front and south side yards.

Section 37 of the *Ontario Heritage Act* enables municipalities to, by by-law, enter into heritage easement agreements for the permanent protection of the cultural heritage values of property and to enforce such easements. In general, heritage easement agreements specify:

- the cultural heritage values of the property;
- the alterations permitted to the property;
- the property be maintained in a state of good repair;
- the property be insured against damage; and
- any further alterations to the property that may affect the cultural heritage values of the property requires the approval of only the municipal council.

9.2.2 Conservation Plan

The owner prepare, to the satisfaction of the Town, a Conservation Plan for the heritage features of the property – the House and the front and side yards – by an appropriate qualified individual or firm with demonstrated experience in the conservation of heritage properties.

A Conservation Plan sets out, in drawings, text and specifications, the ways in which heritage resources are to be conserved and adapted to the proposed use. In this instance, the Plan would detail conservation of the:

- House exterior - including restoration of the front and side porches, the windows and the doors; removal of the exterior fire escape and infilling of the associated openings; repairs to masonry, roof, trim and decorative details; removal of the tail wing and associated repairs, alterations and treatment of the west wall including the foundation.
- House interior – including repairs to the staircase from the ground to upper floor; use or replication of original materials for the door and window casings, baseboards and flooring.
- Landscaping of the front and side yards appropriate to history of the House.
- On-going maintenance of the building

9.2.3 Protection Plan

The owner prepare, to the satisfaction of the Town, a Protection Plan for the Knowles / Readman House. This Plan would detail the ways in which the House will be protected while vacant and during construction. Not only should the Plan specify the means to protect the House from vandalism, but it should also address protection of the House during excavation for the new building. Excavation for underground parking will come close to the rear

foundation of the House. In addition, Plan should require that the House be alarmed for unauthorized entrance and for the possibility of fire.

9.2.4 Landscape / Grading Plan

The owner prepare, to the satisfaction of the Town, a Landscape / Grading Plan for the property. Not only should this Plan address landscaping on the subject property, but it should also address the impact of the proposed development on trees on adjacent properties. The Plan should ensure that there are no adverse grading issues created for the Knowles / Readman House by the proposed development.

9.2.5 Commemoration

The owner commemorate the heritage values of the property through measures such as plaquing. This should include the erection of a plaque, in a form and location near Yonge Street acceptable to the Town, which would provide information about the House and its occupants.

9.2.6 Financial Securities

As a condition of site plan approval, the owner post financial security with the Town to ensure implementation of the above recommendations including ensuring that conservation of the House is achieved consistent with the Conservation Plan.

10.0 CONCLUSIONS AND RECOMMENDATION

The owner of a 0.2569 hectare (0.657 acre) parcel of land at 15356 Yonge Street (Lot 81, Concession 1 WYS) northwest of the Yonge Street and Irwin Avenue intersection in Aurora proposes to develop a five storey residential building to the rear of the property. The property is designated under Part V of the *Ontario Heritage Act* as part of the Northeast Old Aurora Heritage Conservation District and contains the heritage resource referred to in this report as the 'Knowles / Readman House'. The applicant is proposing to retain and restore the House as part of the residential development. The property is adjacent to two protected heritage properties – Hillary House (15372 Yonge Street) and Horton Hall (15342 Yonge Street).

10.1 Conclusions

Following detailed examination of the property's history, documentation of its built and landscape resources in June and July 2016 and evaluation using criteria established by regulation under the *Act* and taking into consideration the condition and heritage integrity of the resources, it was determined that the Knowles / Readman House, constructed 1907, has cultural heritage value or interest for the following reasons:

1. design value or physical value because:
 - the House is a representative example of a "Four Square" vernacular interpretation of the 'Edwardian Classicism' architectural style;
2. historical or associative value because:
 - the House was built as the residence of James Albert Knowles, a prominent Aurora house builder and later Aurora municipal councillor and reeve; the House is also a good example of his work as a house builder;
3. contextual values, because:
 - the House is important in defining, maintaining and supporting the character of the area on the west side of Yonge Street as the central structure in a row of three nineteenth / early twentieth century houses showing the evolution of architectural styles during the period;
 - the House has been physically, visually and historically linked to the site since 1907.

The House is in good condition but has minor issues that are repairable. It has a moderately high level of heritage integrity on the exterior and low level on the interior.

The front and side yards are important not only in permitting views of the House, but also as part of a continuous area of green space along Yonge Street north of Irwin Avenue.

Although the proposed development will have some impact on the subject property and the two properties to the north and south, it was found that, either those impacts will not

adversely affect the heritage attributes of the properties, or that any adverse impacts can be addressed through mitigation measures such as Conservation and Landscape / Grading Plans.

10.2 Recommendation

To mitigate the impacts of the proposed development on the heritage values of the property and to provide for the permanent protection of those heritage values, the following is recommended:

Recommendation – Approve the proposed development subject to heritage conditions:

1. It is recommended that the Aurora Town Council approve the proposed planning applications for 15356 Yonge Street substantially in accordance with the drawings prepared by onspace unlimited inc., some of which are in **Appendix N** of this report, subject to the following heritage conditions of Site Plan Approval, that are to be fulfilled prior to the issuance of any building permit for the property. The owner:
 - a. enter into a Heritage Easement Agreement with the Town of Aurora to provide permanent protection for the heritage values of the Knowles / Readman property (15356 Yonge Street) substantially as described in section 6.4, Statement of Cultural heritage Values and Heritage Attributes, of this report;
 - b. prepare a Conservation Plan by a qualified professional with demonstrated experience in the conservation of heritage properties to the satisfaction of the Town of Aurora that provides for the conservation of the Knowles/Readman House exterior and interior and the front and side yards associated with the House substantially as described in section 9.2.2 of this report;
 - c. prepare a Protection Plan to the satisfaction of the Town of Aurora that provides for the protection of the heritage resources of the property (15356 Yonge Street) before and during construction on the property;
 - d. prepare a Landscape / Grading Plan to the satisfaction of the Town of Aurora for the property (15356 Yonge Street) that, among other matters, ensures that existing drainage issues associated with the House are corrected, that no new grading issues are created by the development of the property, that trees on adjacent heritage properties affected by the development are protected or replaced and that, wherever possible, new plantings on the subject property buffer the proposed development and the adjacent heritage properties;
 - e. commemorate, to the satisfaction of the Town of Aurora, the heritage values of the Knowles / Readman property (15356 Yonge Street); and
 - f. provide financial securities to the Town in an amount and form acceptable to the Town to implement recommendations 1a through 1e.

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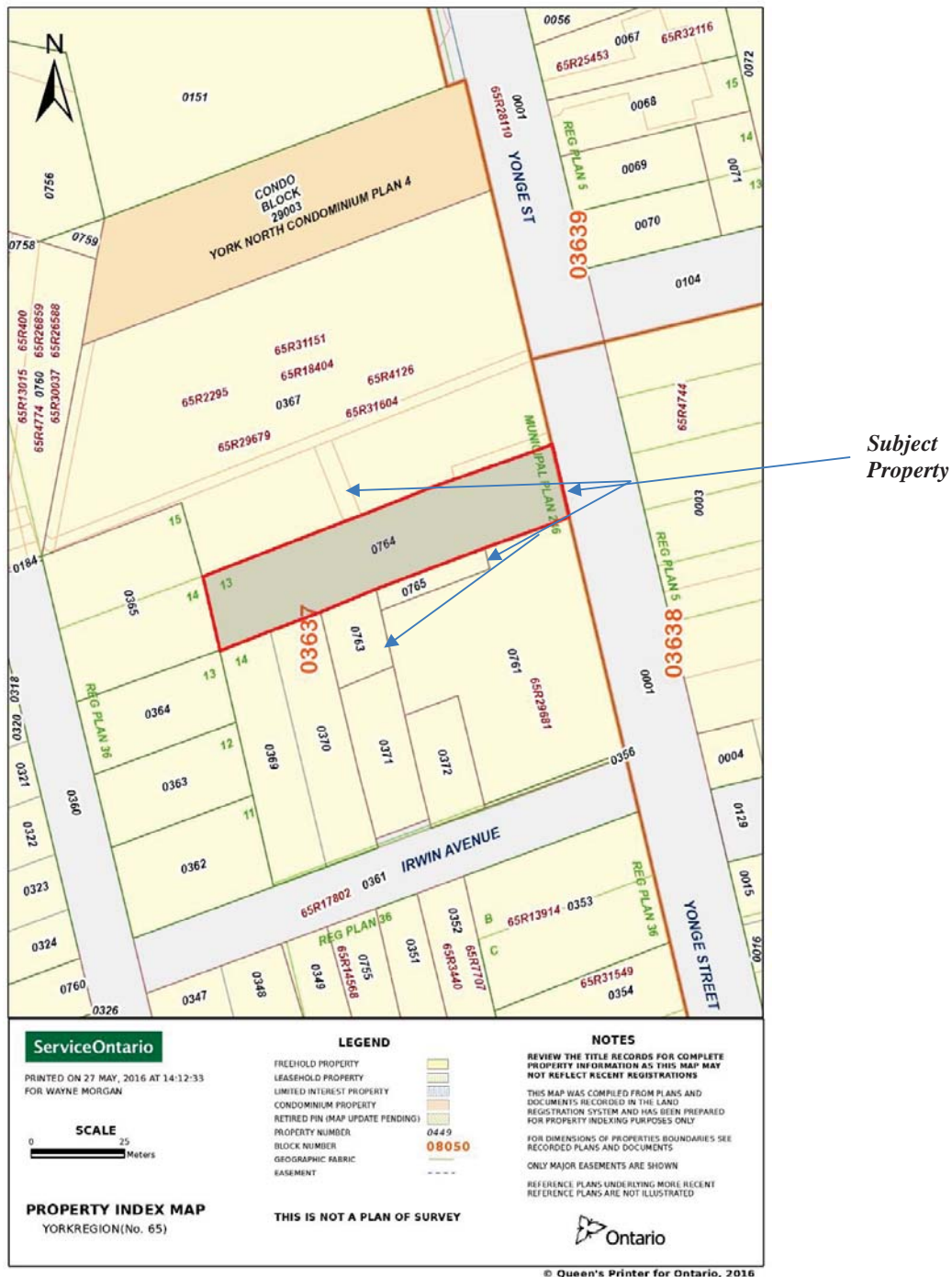
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<http://www.historicplaces.ca> – Canadian Register of Historic Places

Appendix A: Property Survey

PROPERTY INDEX MAP

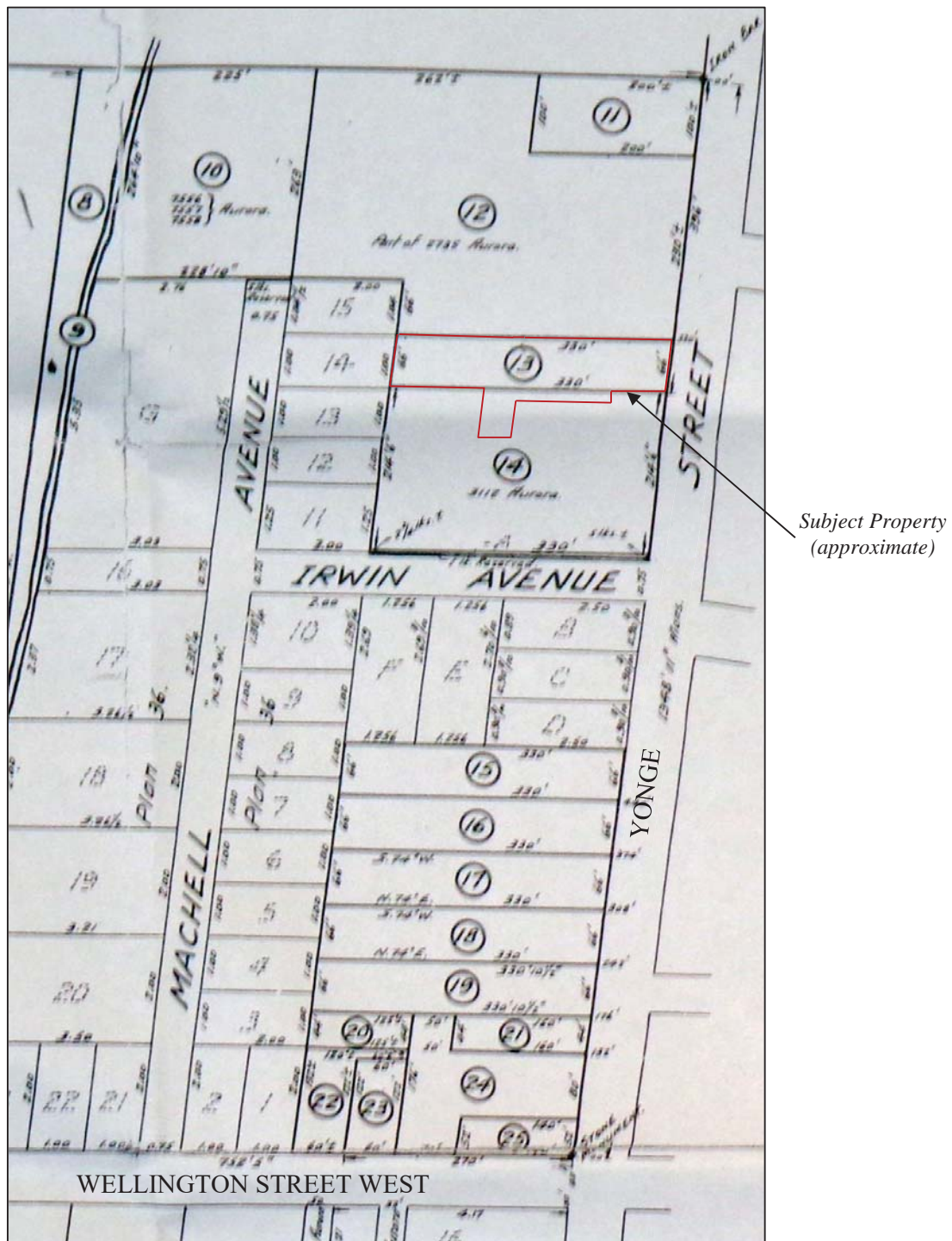


PARCEL FABRIC



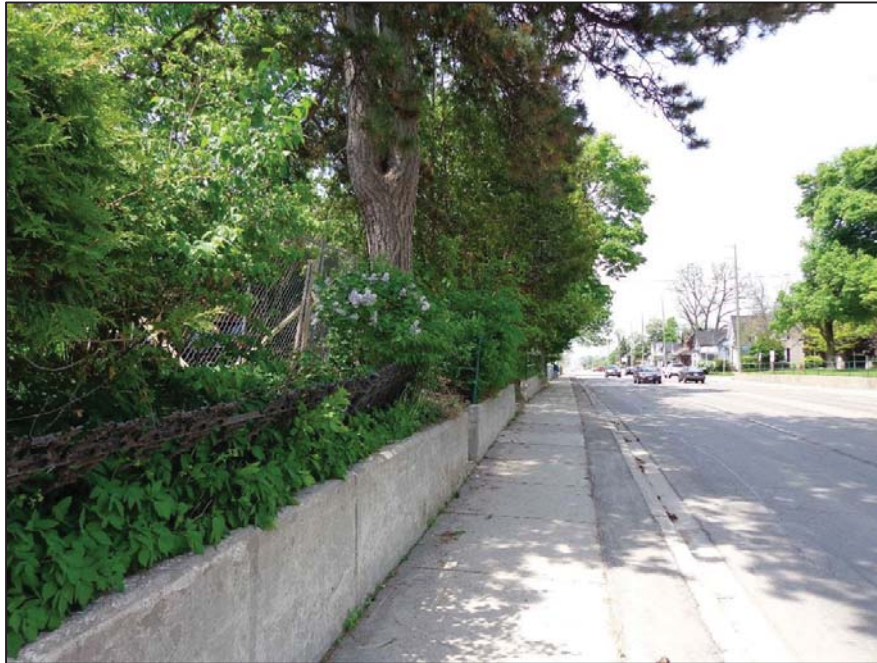
Source: York Maps
Aerial Photography - 2015

PART OF PLAN 246, AURORA



July 2017

Appendix B: Photographs – Context



*View north on Yonge Street from in front of
Horton Hall, 15342 Yonge Street.*



*East side of Yonge Street opposite the
driveway into 15356 Yonge Street.*



*View south on Yonge Street from in front of
Hillary House, 15372 Yonge Street.*



*West side of Yonge Street, including
subject property.*



63 – 65 Machell Avenue.

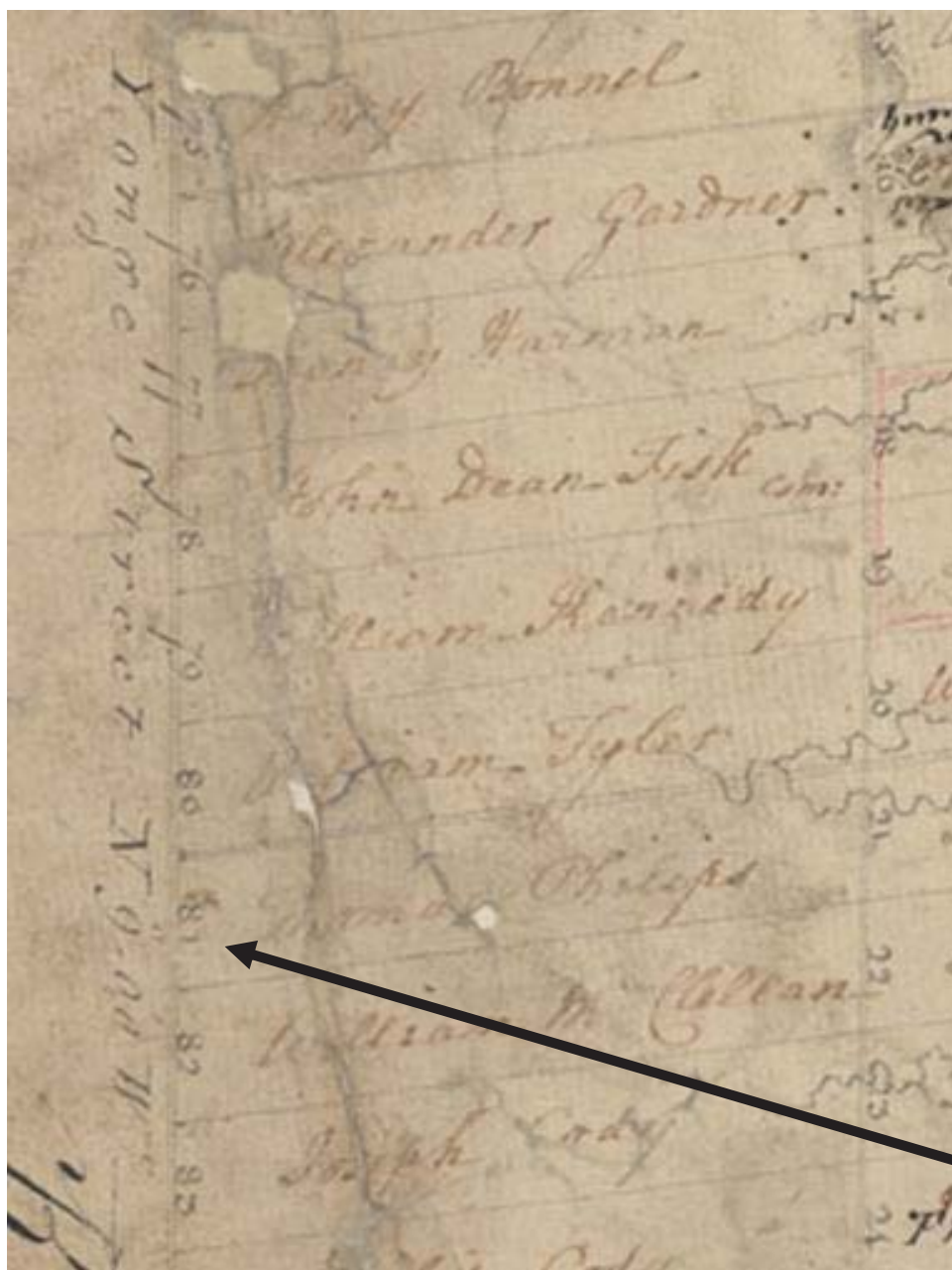


West side of Machell Avenue.

Appendix C: Maps and Insurance Plans

PATENT PLAN

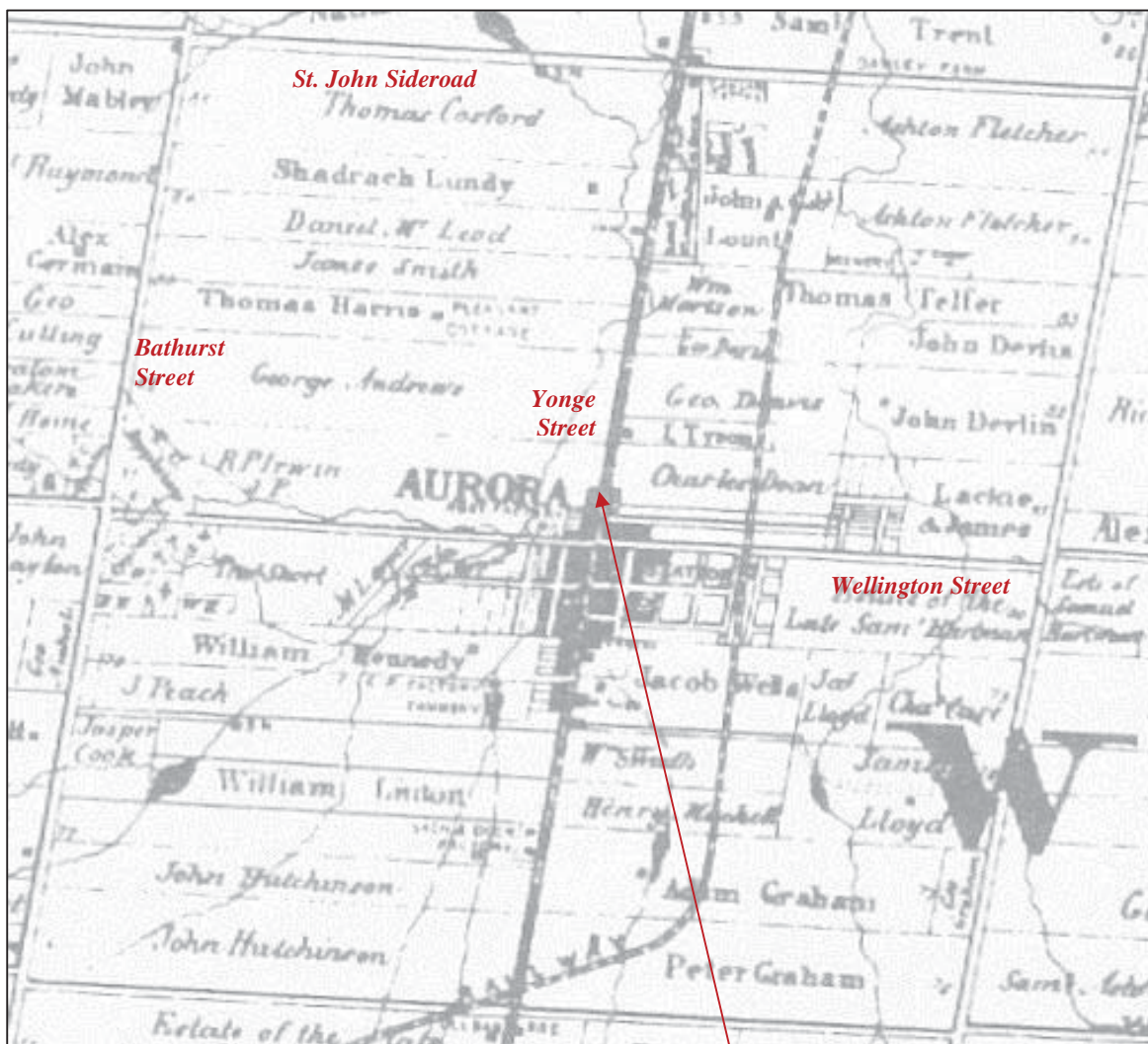
Part of the west side of
the Yonge Street Survey
through Aurora



Subject
Property

1860 – TREMAINE

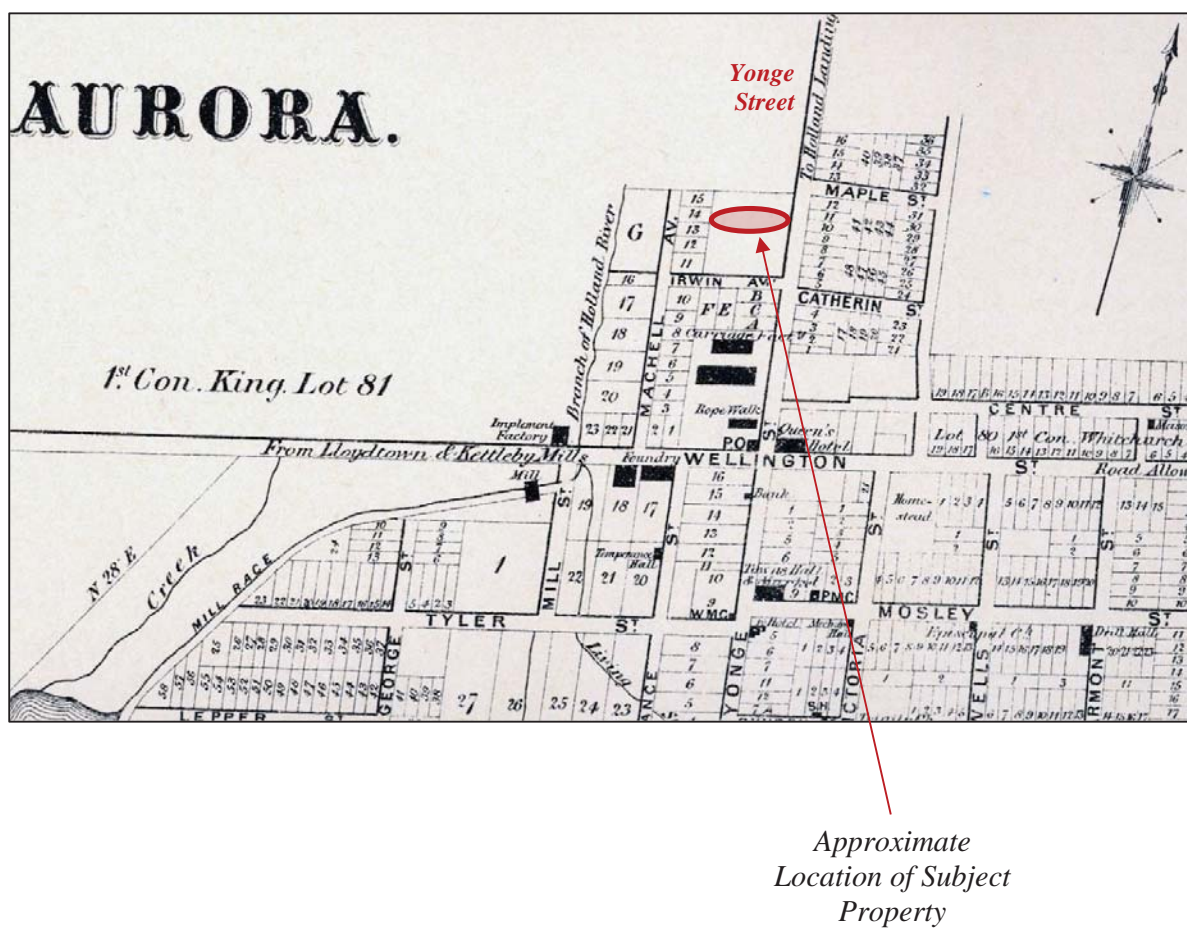
CONTEXT



Approximate
Location of Subject
Property

1878– YORK COUNTY ILLUSTRATED HISTORICAL ATLAS

CONTEXT



PROPERTY AND IMMEDIATE CONTEXT

AURORA, Ont.
 Surveyed - MARCH 1961
 REVISED TO NOV. 1963
 POPULATION 2000
 Water Supply, Artesian Wells.
 Water Works Direct Pressure 2 stand
 pipes of 40 inch gals. cap'y each. Fire
 Pressure 120 lbs. 20 hydrants. 2 hose
 reels 1200 feet of hose. 1 Hook and
 Ladder Truck, 10 Alarm Boxes.
 A range of settlements, most situated and well
 shown are not shown unless caused by previous
 map.
 GRAS, E. GORDON, CIVIL ENGINEERS,
 Toronto, Montreal, Winnipeg & London, Eng.

13
 "Carry 7th to 8th
 Class Lines
 CHP
 6-17-54"

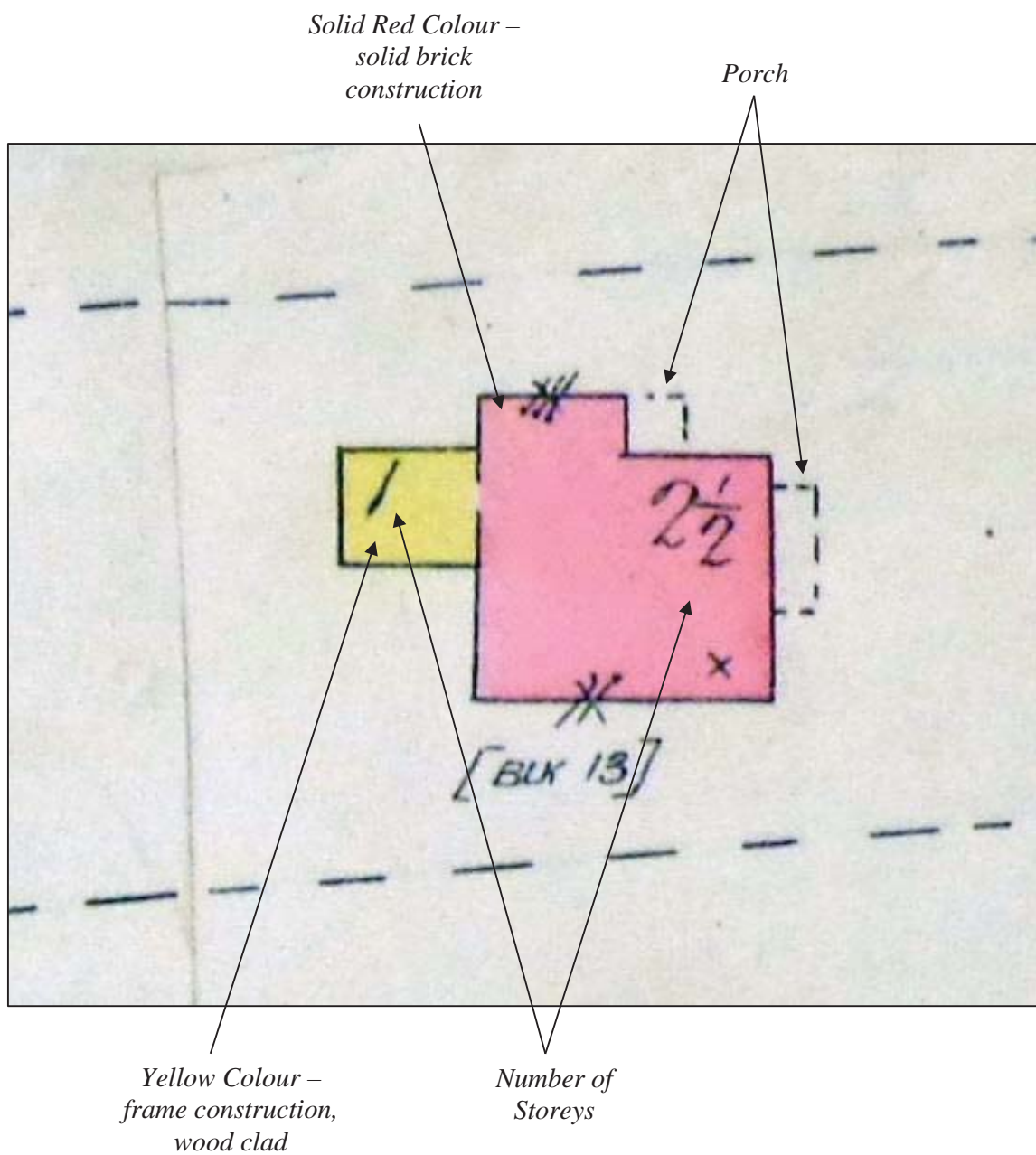
1

IRWIN

15342
Yonge Street

Pasted over
revision

1913 – FIRE INSURANCE PLAN
KNOWLES / READMAN HOUSE
DETAIL

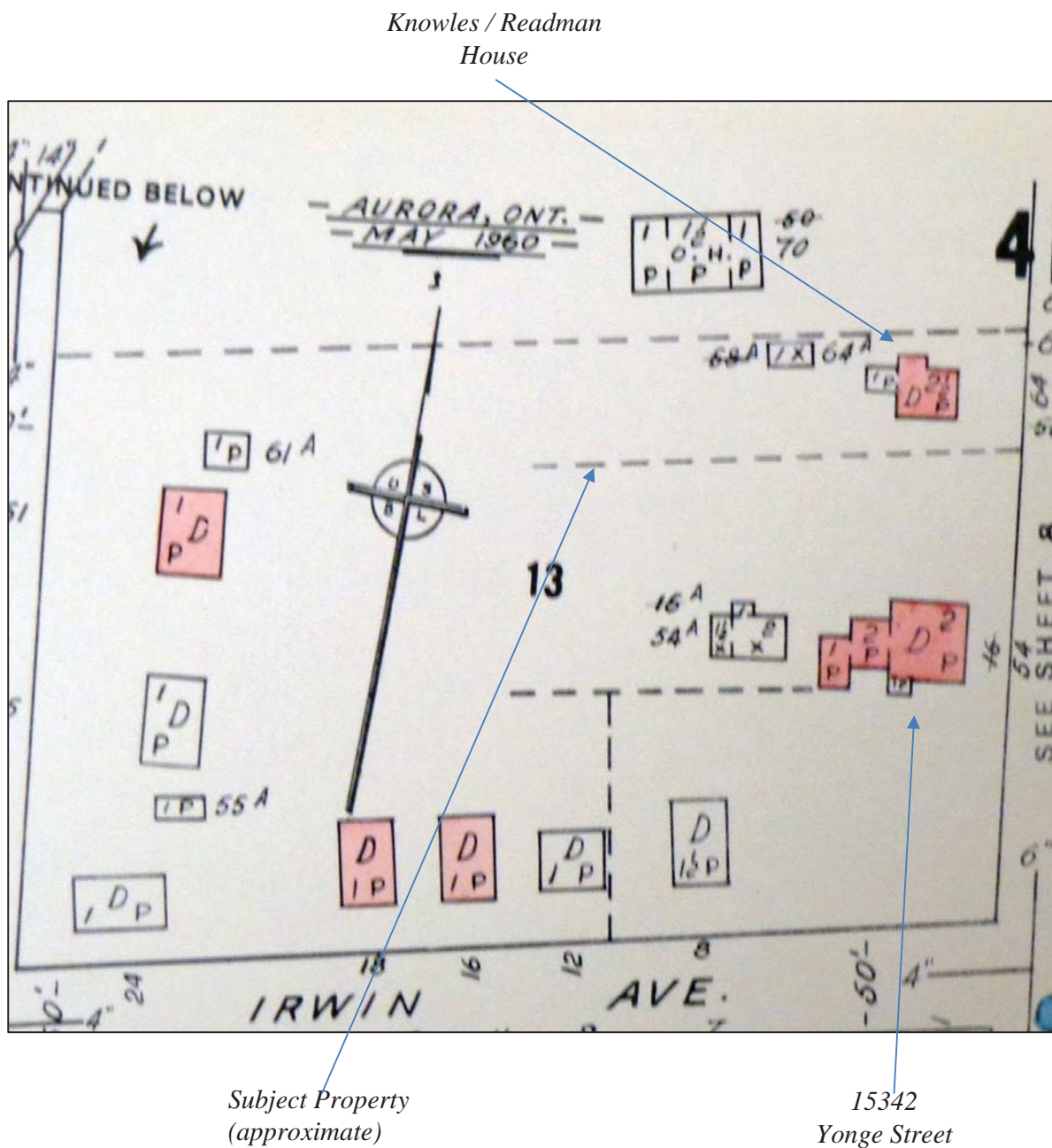


PROPERTY AND IMMEDIATE CONTEXT



1960 – FIRE INSURANCE PLAN

PROPERTY AND IMMEDIATE CONTEXT



1929 – 1948 NATIONAL TOPOGRAPHIC AURORA

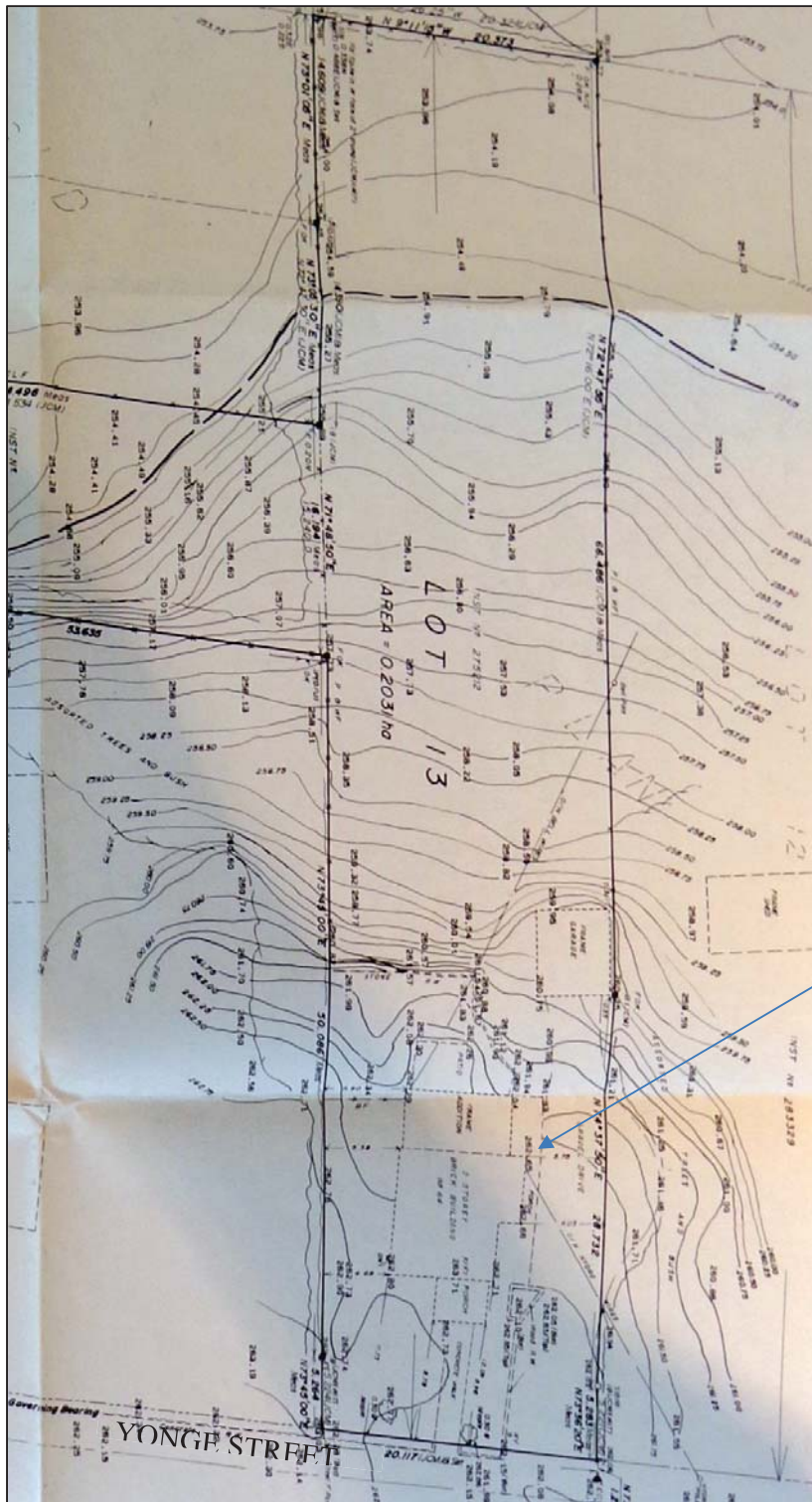
*Knowles / Readman
House*



Source: National Topographic Survey
Sheets 30 M 14 (south) & 31 D 3 (north)
Dates: 1950 (south), 1929 (north)

Contour Interval - 25 feet

1987 – TOPOGRAPHICAL SURVEY PROPERTY

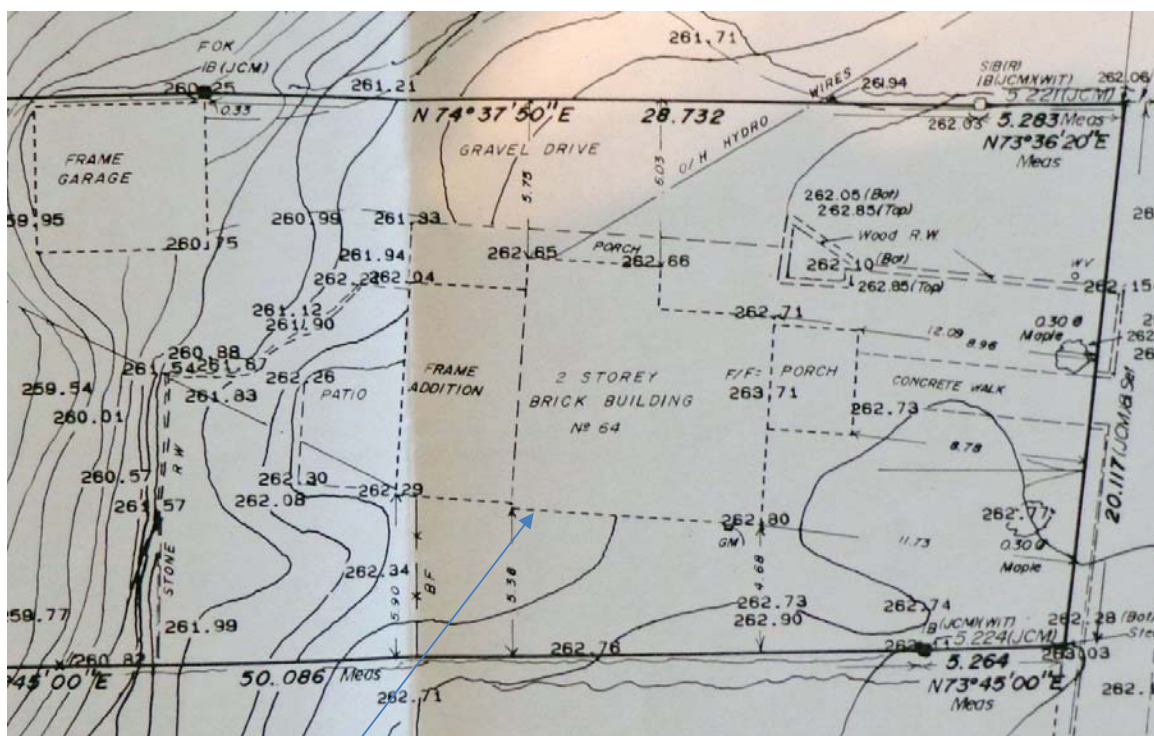


*Knowles / Readman
House*

*Source: R. D. Tomlinson Limited
Ontario Land Surveyor
July 22, 1987*

Contour Interval - 0.25 metres

1987 - TOPOGRAPHICAL SURVEY DETAIL



*Knowles / Readman
House*

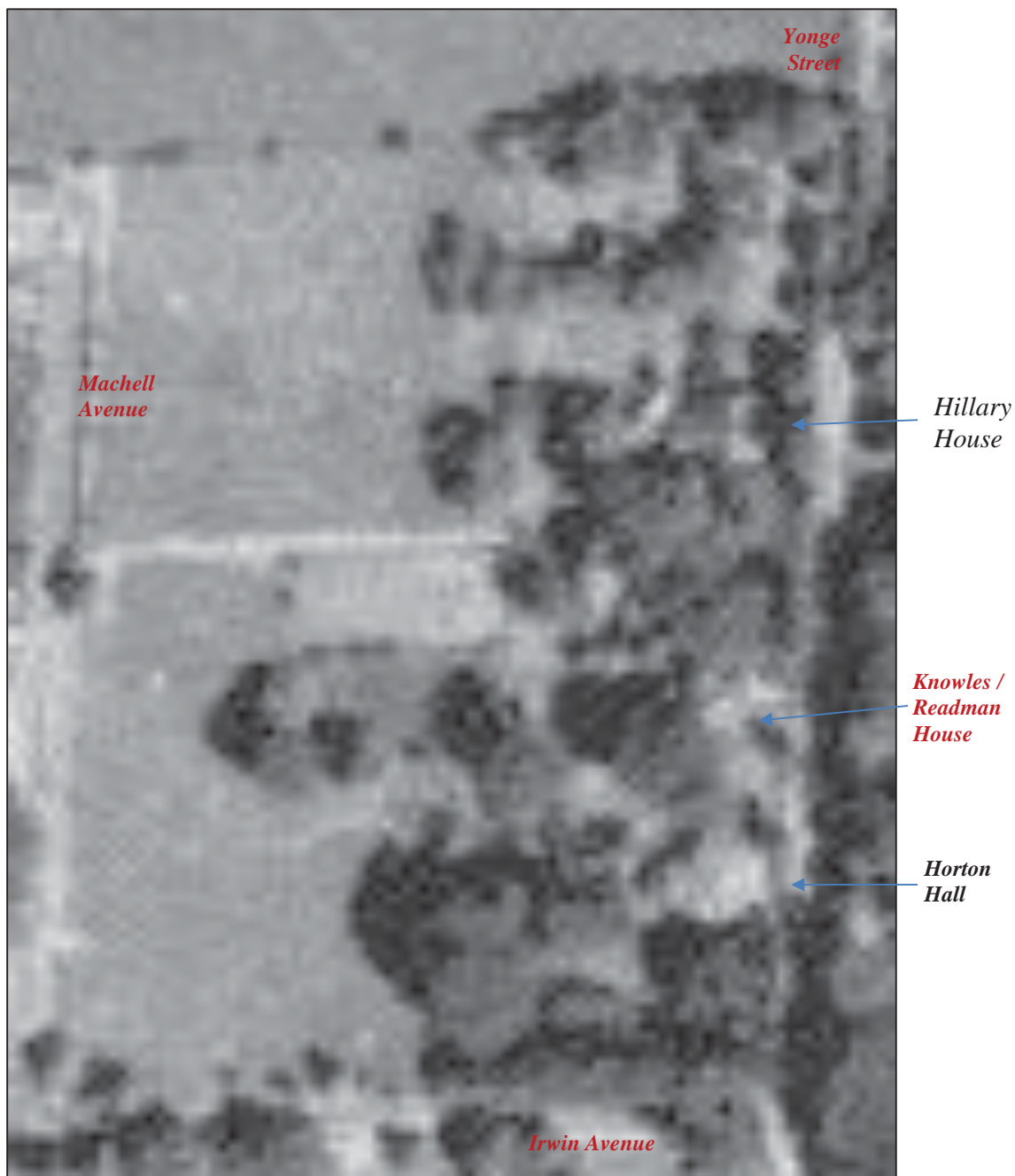
Source: R. D. Tomlinson Limited
Ontario Land Surveyor
July 22, 1987

Contour Interval - 0.25 metres

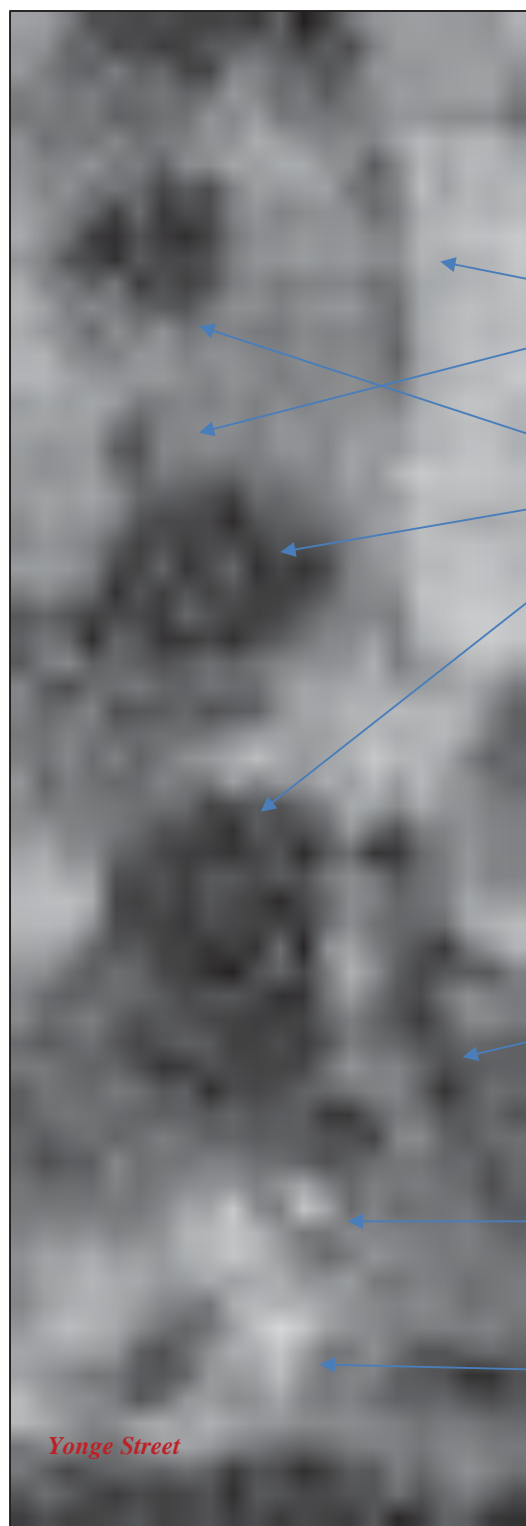
Appendix D: Aerial Photographs



1946 – July 2
Source – National Airphoto
Library
Roll No A10115, Photo 87



Context



1946 – July 2
Source – National Airphoto
Library
Roll No A10115, Photo 87

North

boundary
plantings

large trees

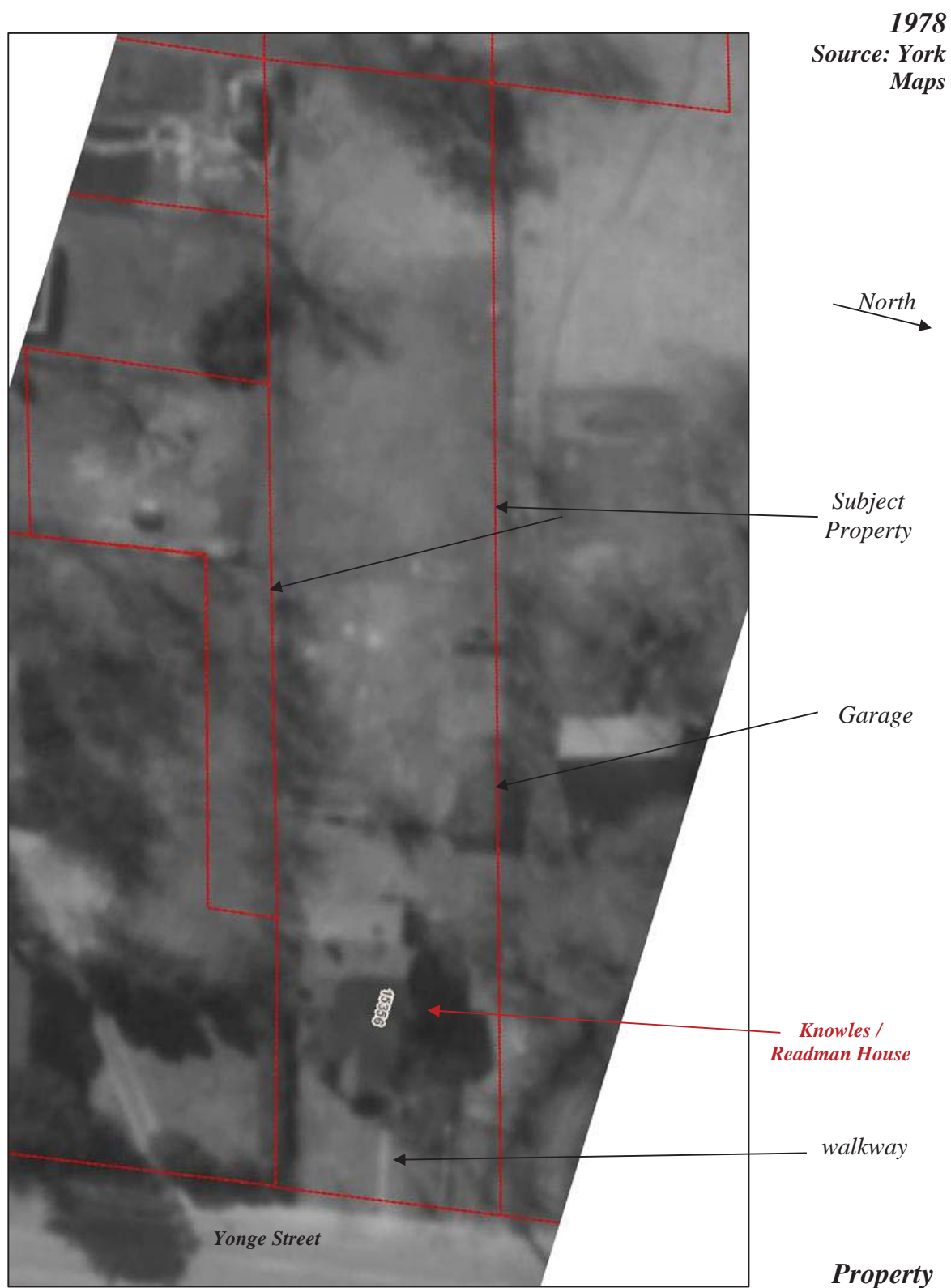
garage

**Knowles / Readman
House**

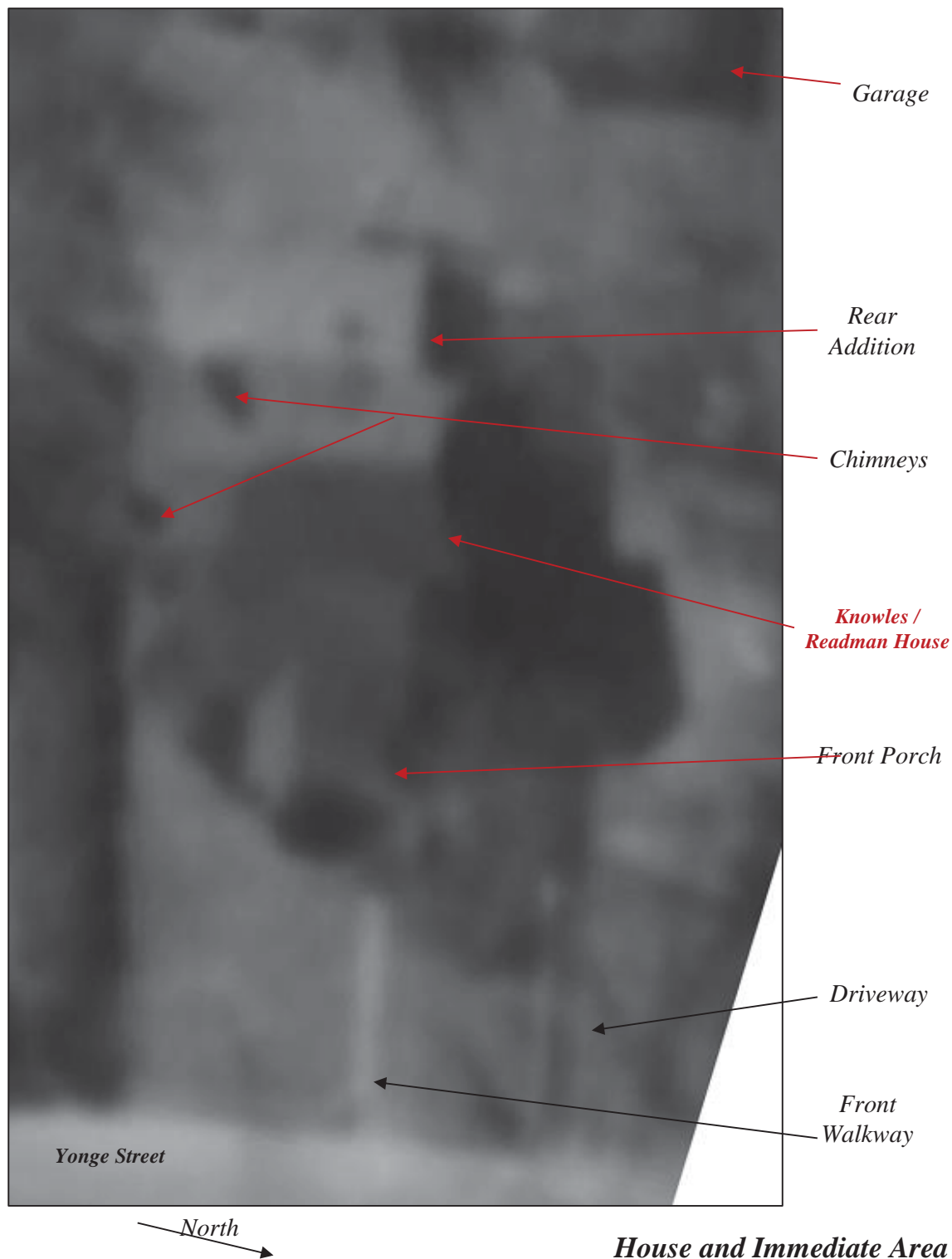
walkway

Yonge Street

Property



1978
Source: York Maps





2015
Source: York Maps



House and Immediate Area

**Appendix E: Knowles / Readman House
Exterior Photographs**



Aerial view of the House
2014, *Source: York Maps*

EAST

East Elevation





**East and North
Elevations**



North Elevation



**North and
West
Elevations**



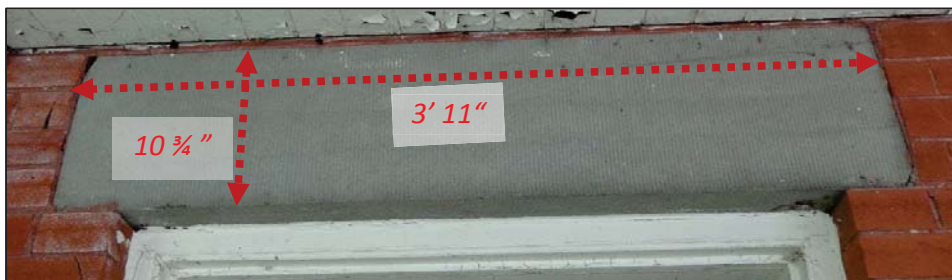
**West and
South
Elevations**



South Elevation, east end

South and East Elevations





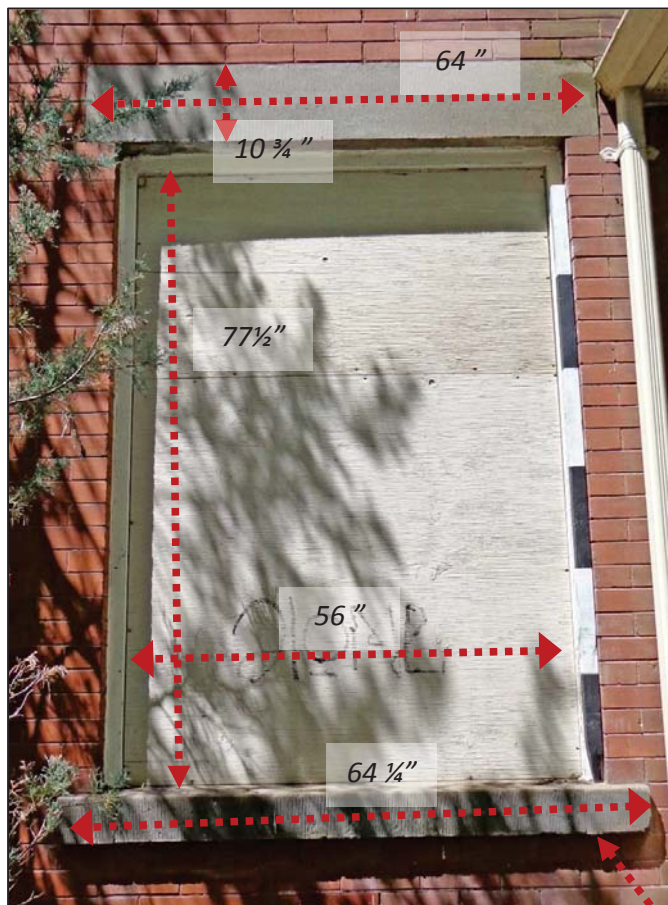
**Detail of concrete lintel over
front entrance, East Elevation**

**Front entrance,
East Elevation,**



**Detail of front entrance threshold
and wood surround, East Elevation**



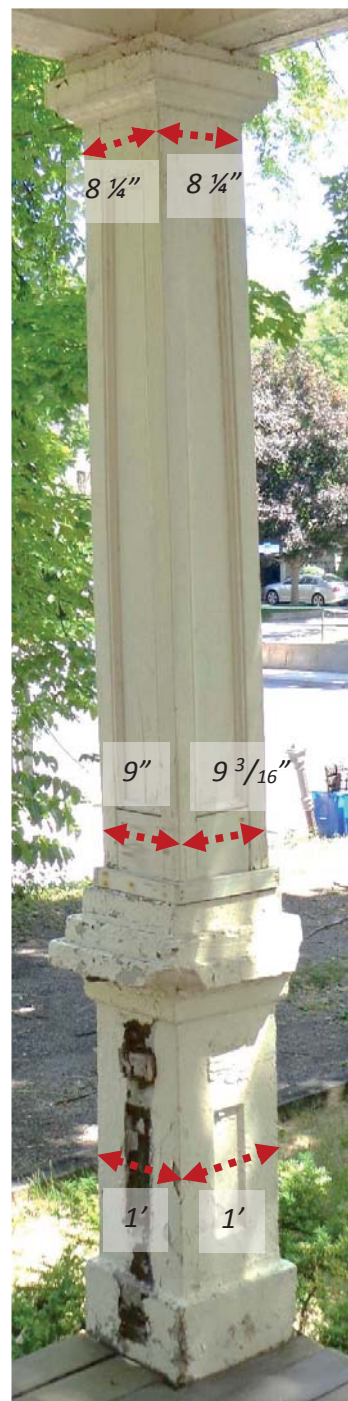


Ground Floor Window Opening, East Elevation

Porch Balustrade, East Elevation



*Sill Height
- 4 3/4"*



Porch Post, East Elevation



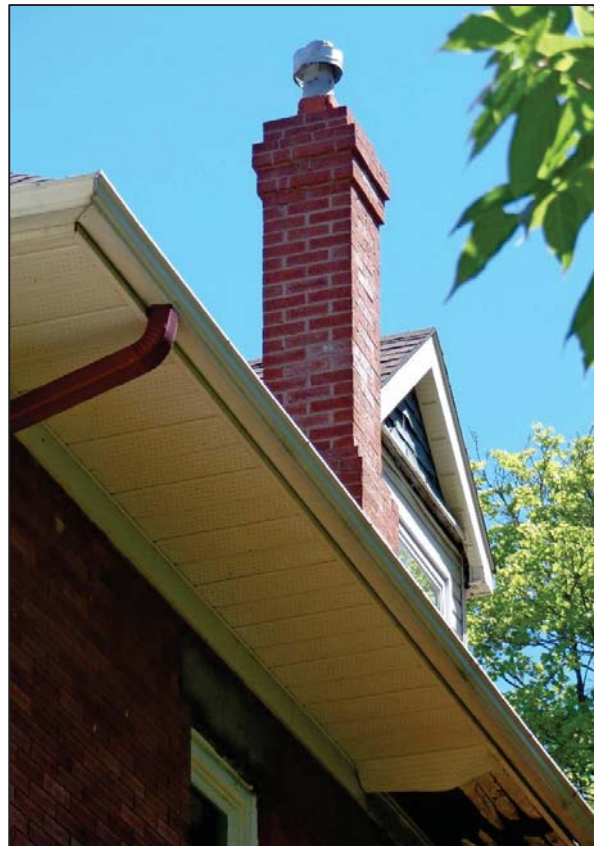
Gable Detail, North Elevation.

**Infill area – former window?,
South Elevation**



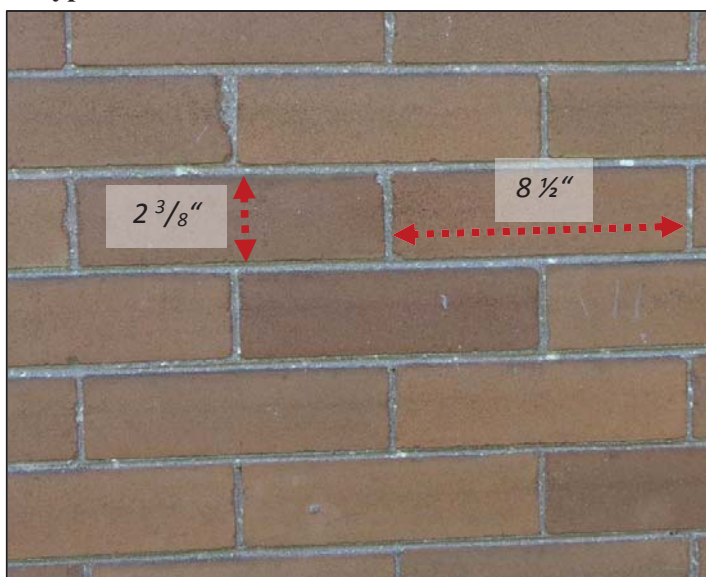


Rear Chimney
North and West Elevations

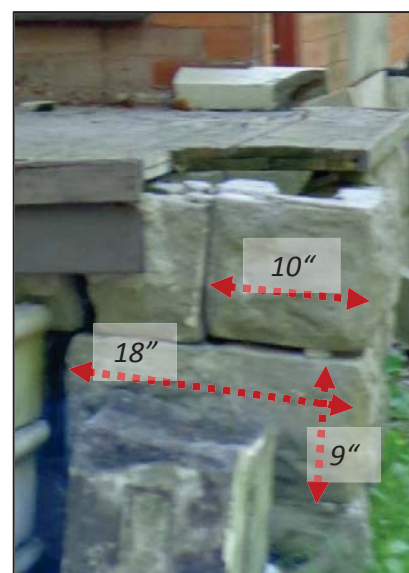


**South Chimney, Dormer &
Soffit Detail, South elevation**

Typical Brickwork



Concrete Blocks



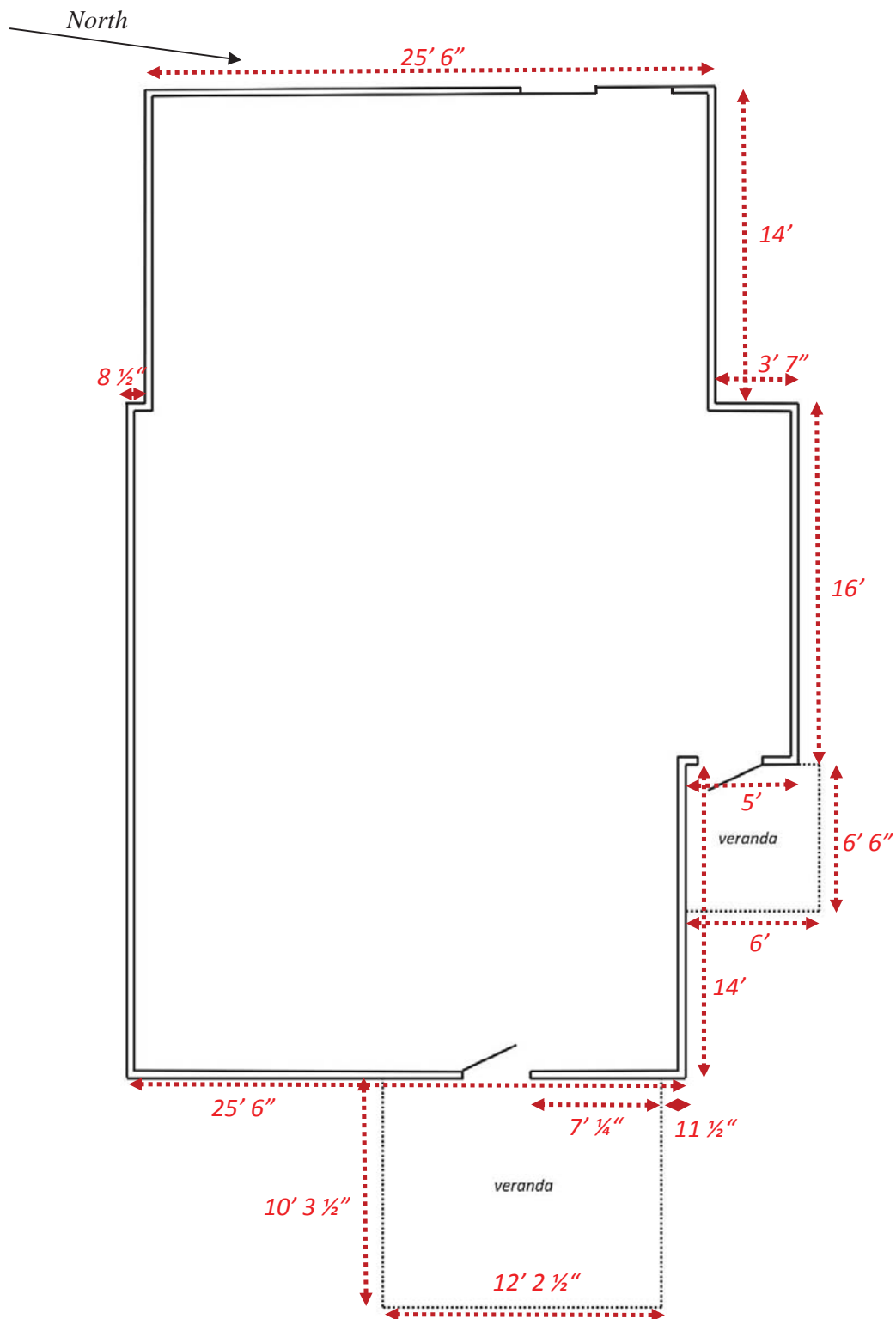
**Appendix F: Knowles/ Readman House
Floor Plan Sketches**

Roof Plan

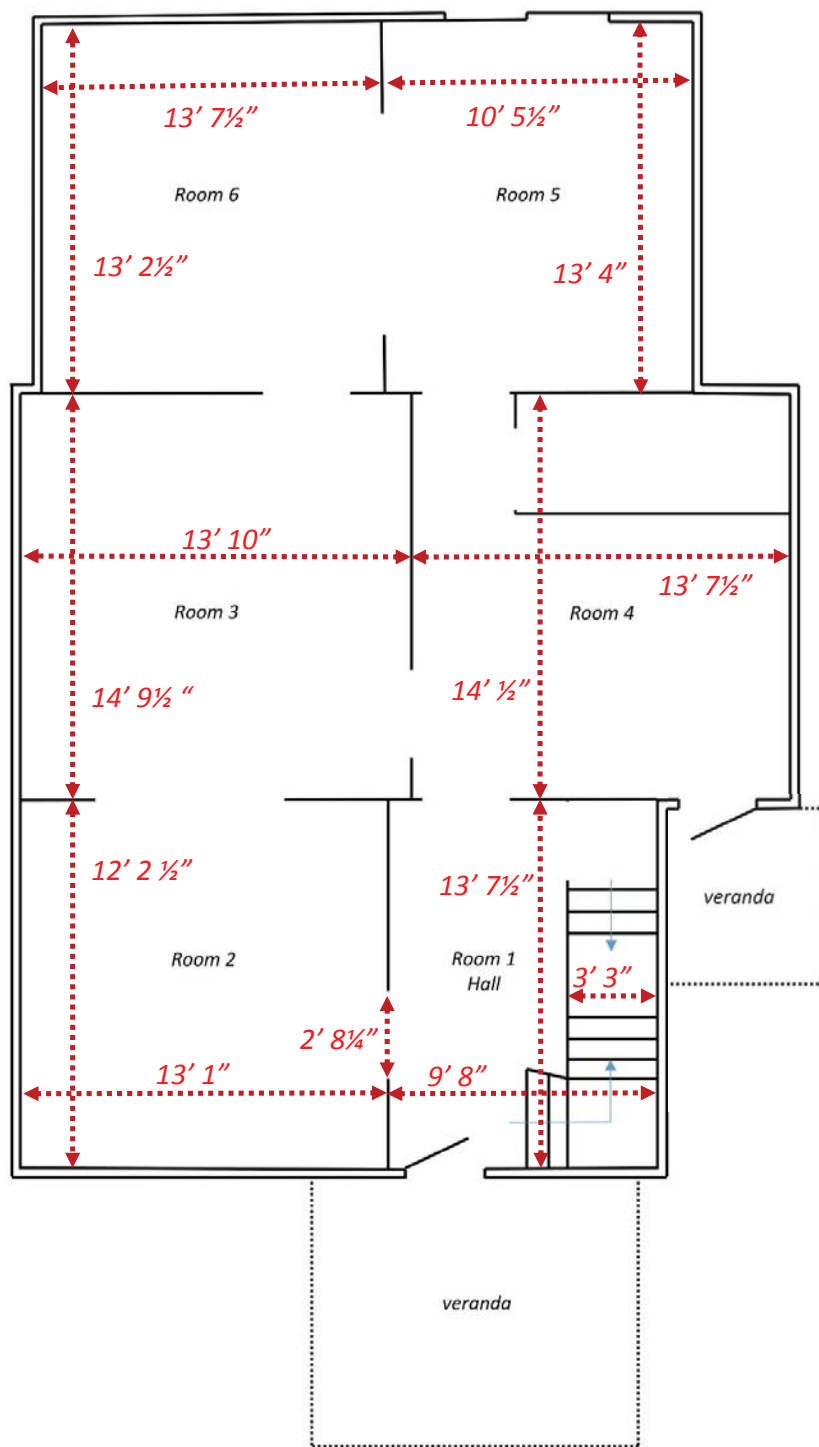
Source: York Maps, 2014



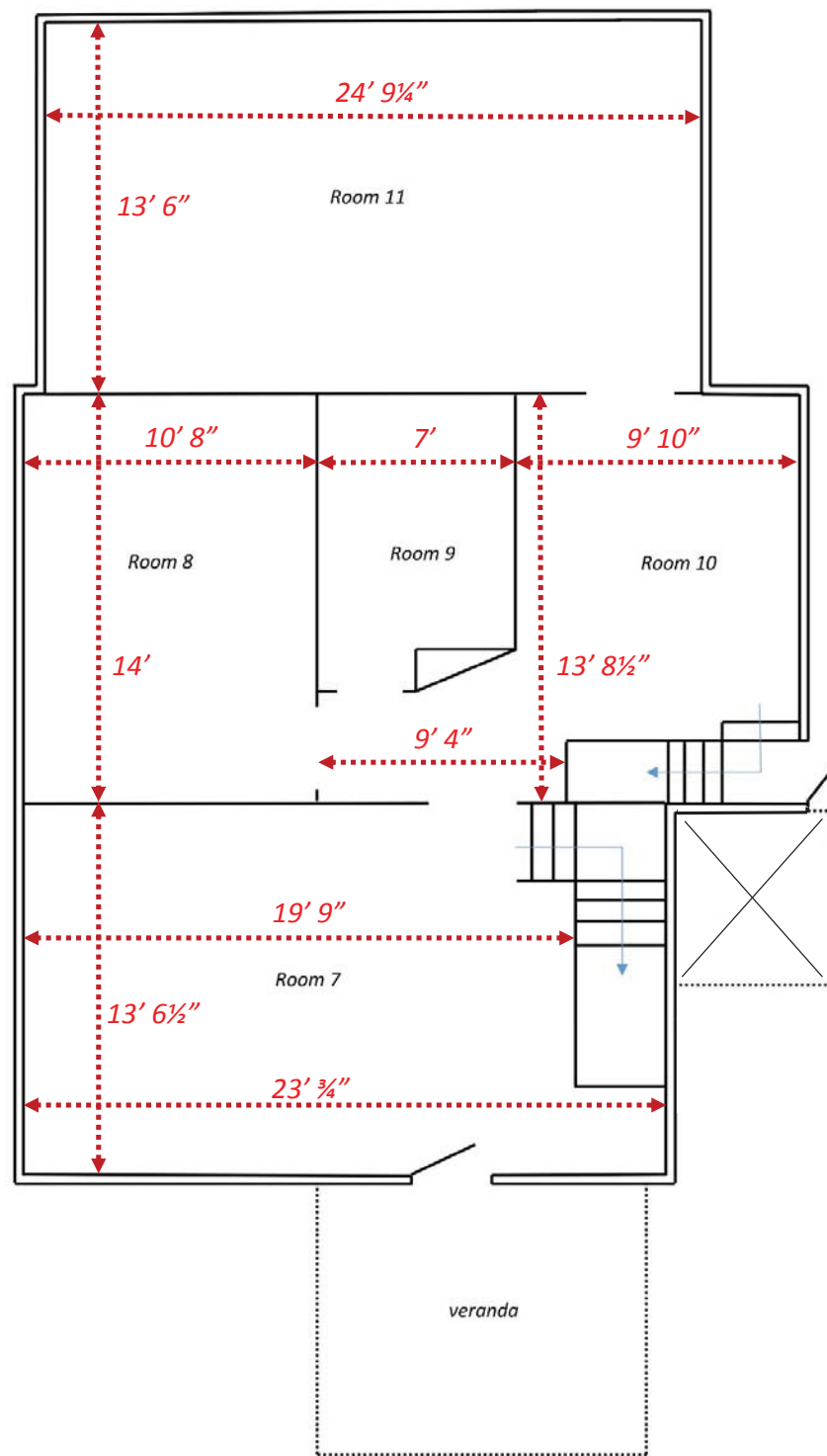
Building Footprint



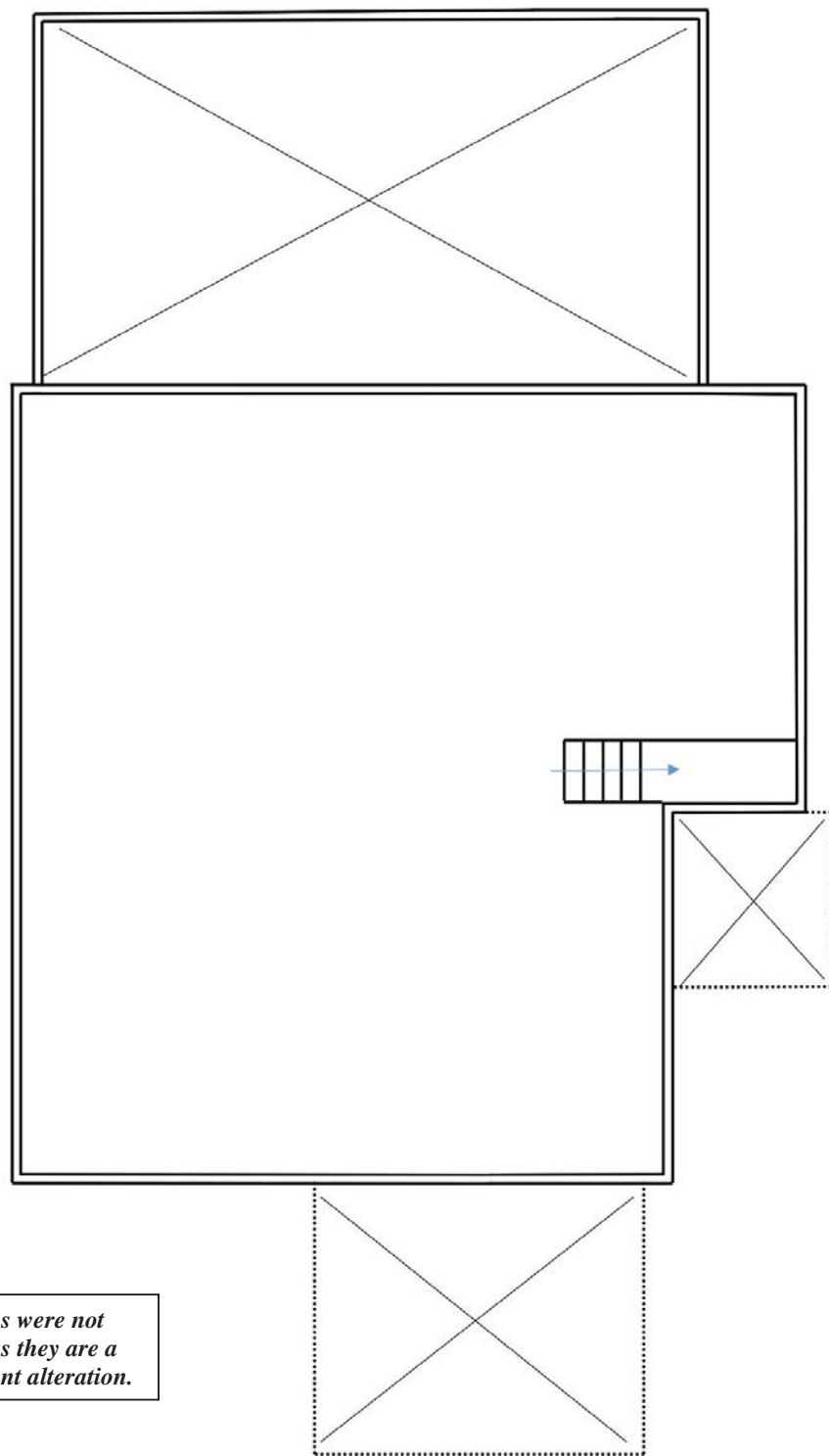
Ground Floor



Upper Floor

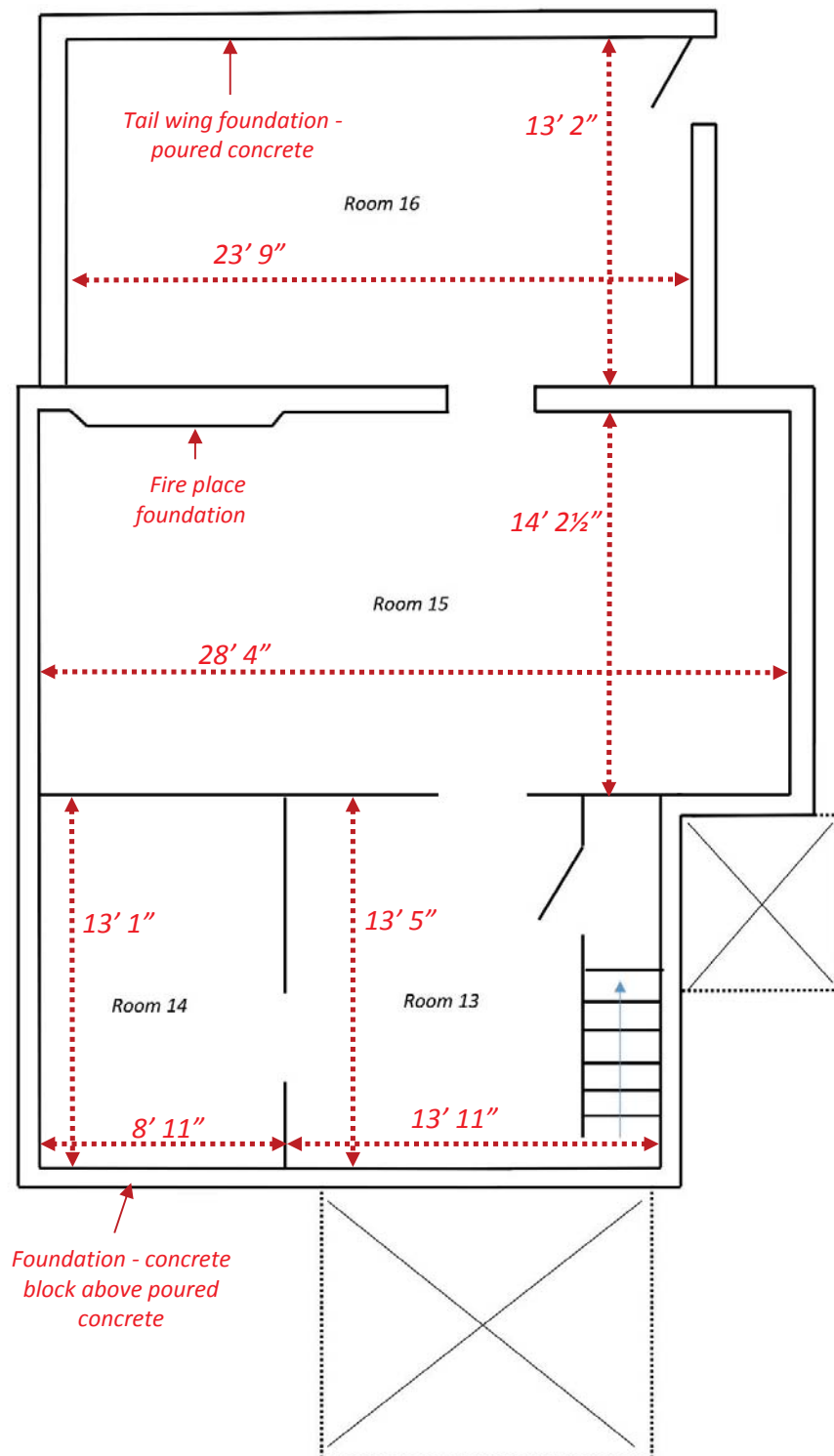


Attic



Attic partitions were not documented as they are a relatively recent alteration.

Basement



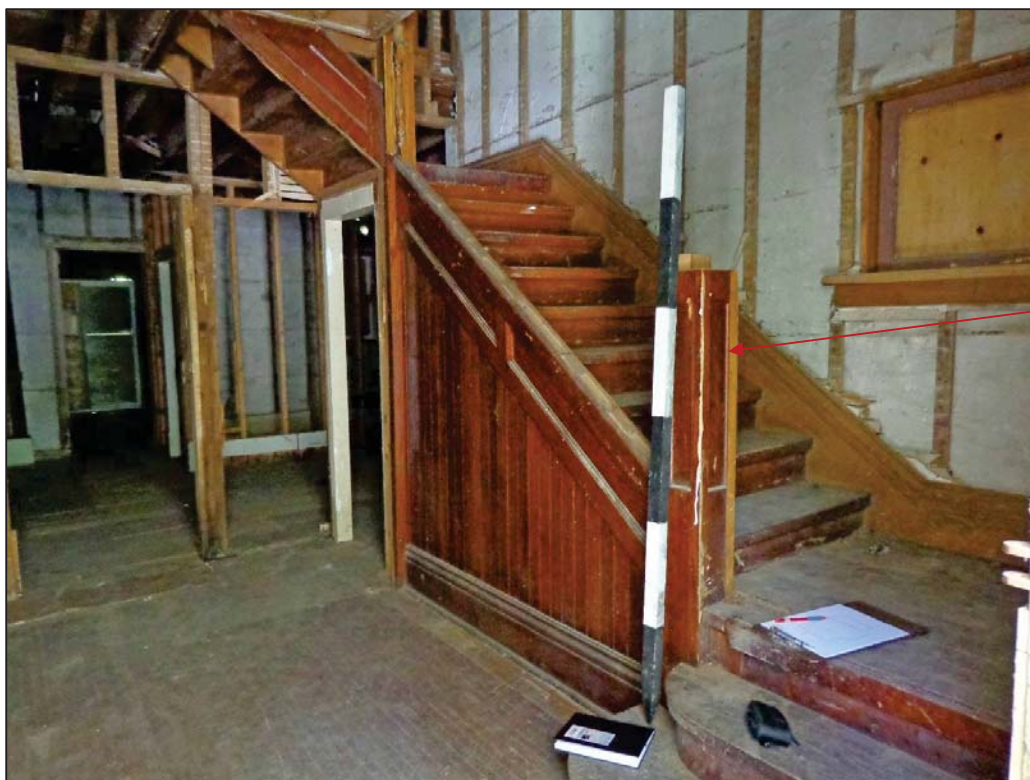
**Appendix G: Knowles / Readman House
Interior Photographs**

Ground Floor

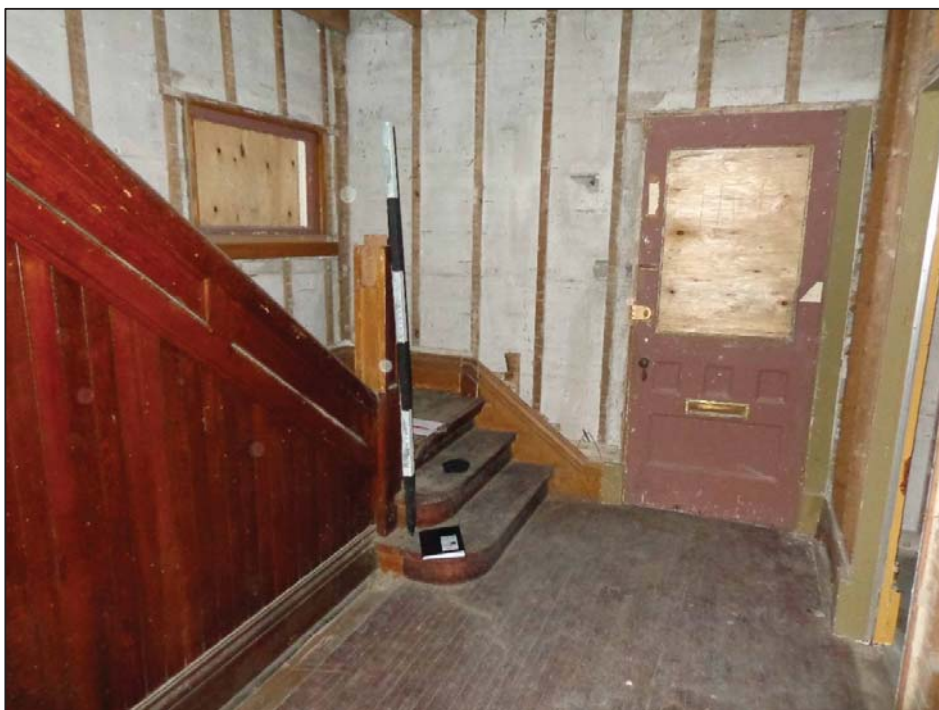


Photograph Locations
Ground Floor Sketch

1. Room 1 – Staircase -North & West Walls

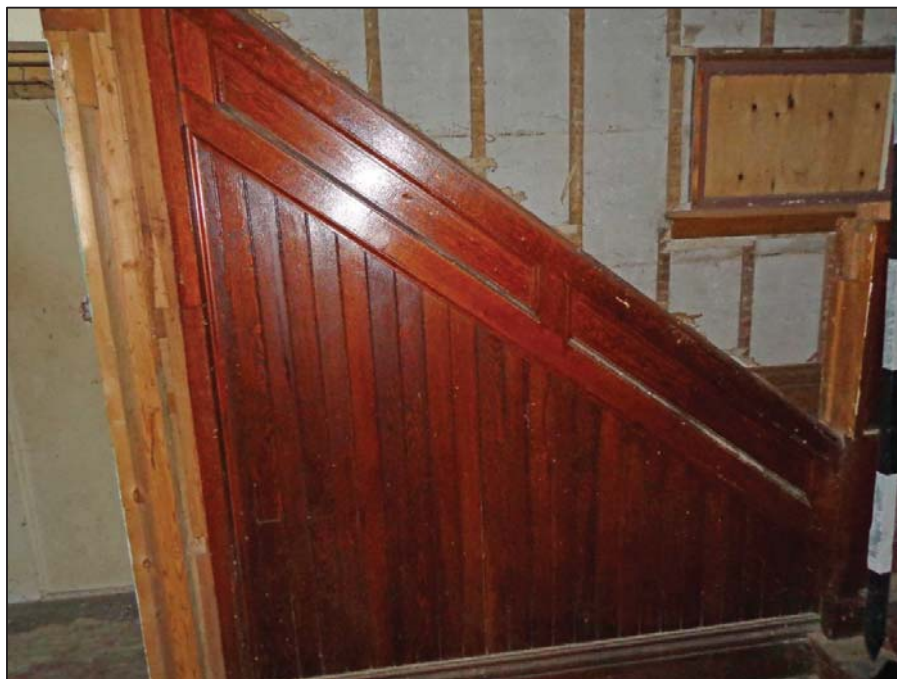


Ground Floor



2. Room 1 – Staircase & Front Door – North & East Walls

3. Room 1 – Staircase paneling - North Wall



Ground Floor



4. **Room 1** – Baseboard & Flooring on staircase landing

5. **Room 1** – Front door, East Wall



6. **Room 1** – Baseboard



Ground Floor

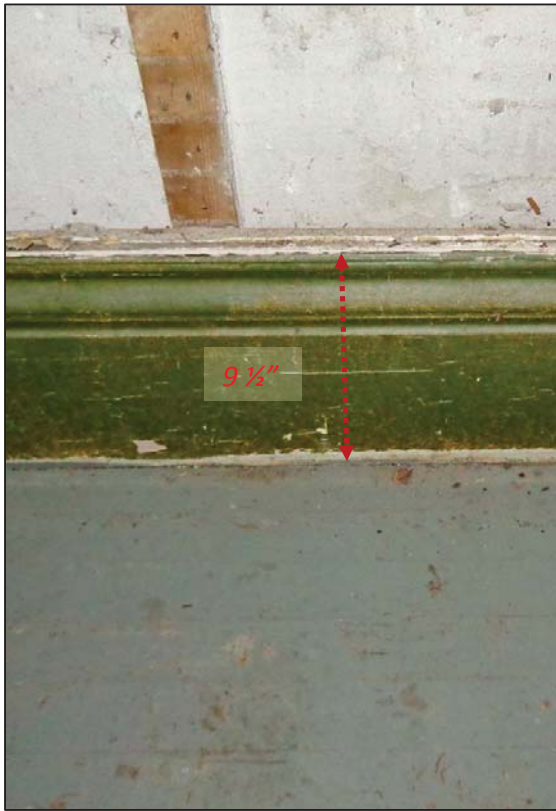


7. Room 2 – North & East Walls

8. Room 2 – South & West Walls



Ground Floor



9. **Room 2** – Baseboard, flooring
& parging over brick

10. **Room 2** – Pocket door
on west wall





Ground Floor

11. Room 3 – South & West Walls

12. Room 3 – North & East Walls



Ground Floor



13. Room 3 – Window,
South Wall



14. Room 3 – Baseboard,
flooring and parging



Ground Floor

7"

15. Room 4 – West & North Walls

16. Room 4 – South & West Walls





Ground Floor

17. Room 4 – East & South walls

18. Room 5 – West & North walls





Ground Floor

19. Room 5 – East & South walls

20. Room 6 – East and South Walls





Ground Floor

21. Room 6 – West & North Walls



22. Room 6 – Detail, North wall, originally exterior wall

Upper Floor



Photograph Locations
Upper Floor Sketch

1. **Room 7** – Newell post and spindle on staircase landing near upper floor





Upper Floor

2. Room 7 – Staircase opening trim at upper floor level

3. Room 7 – North wall and staircase opening





Upper Floor

4. Room 7 – North and east walls

5. Room 7 – East wall





Upper Floor

6. Room 7 – South & west walls

7. Room 8 – East & south walls



6"



Upper Floor

8. Room 8 – West & north walls



**9. Room 8 – Baseboard, parging
& flooring, south wall**



10. Room 9 – West & north walls

Upper Floor

11. Room 9 – North & east walls



Upper Floor



12. Room 10 – North wall viewed from the entrance to Room 8

13. Room 10 – North & east walls





Upper Floor

14. Room 10 – South & west walls

15. Room 11 – East, south & west walls





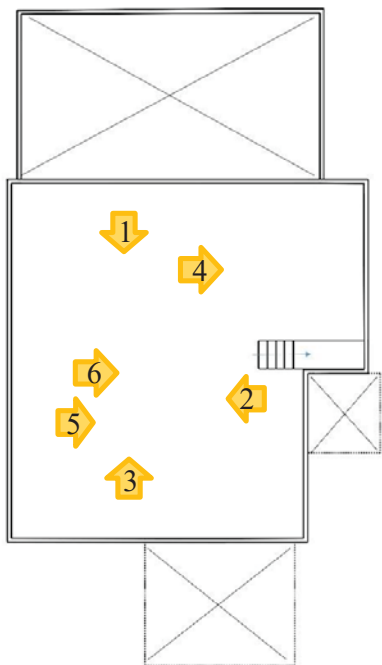
Upper Floor

16. Room 11 – West, north & east walls

17. Room 11 – East wall showing roof line of original addition



Attic



1. Attic – The east side from near the west side





Attic

2. Attic – The south side and dormer window from near the north side

3. Attic – The west side from near the east side





Attic

4. Attic – The north side, west of the staircase, from near the middle

5. Attic – The north side, east of the staircase, from near the south side

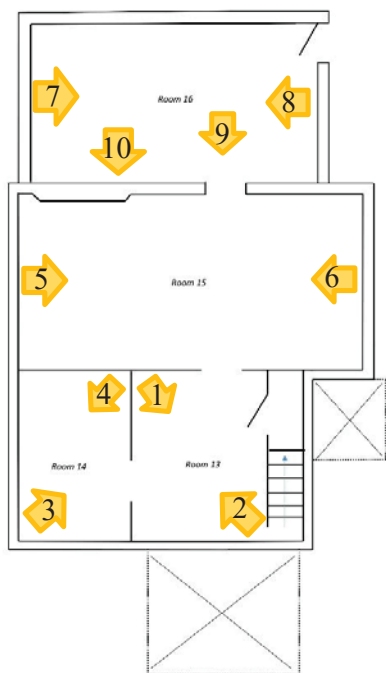


Attic



6. Attic – Roof framing – view to the north side

Basement



Photograph Locations
Basement Sketch

1. Room 13 – Staircase, North and east walls





Basement

2. Room 13 – South and west walls

3. Room 14 – North and west walls





Basement

4. Room 14 – East and south walls

5. Room 15 – West, north and east walls





Basement

Fireplace base

6. Room 15 – West, south and east walls

7. Room 11 – West and north walls





Basement

8. Room 16 – East, south and west walls

9. Room 16 – Opening on east wall to Room 15



**10. Room 16 – East wall,
concrete block on
poured concrete**



**Appendix H: Knowles / Readman House Property
Landscape Photographs**



Location Index to
Landscape
Photographs

2015
Source –
York Maps



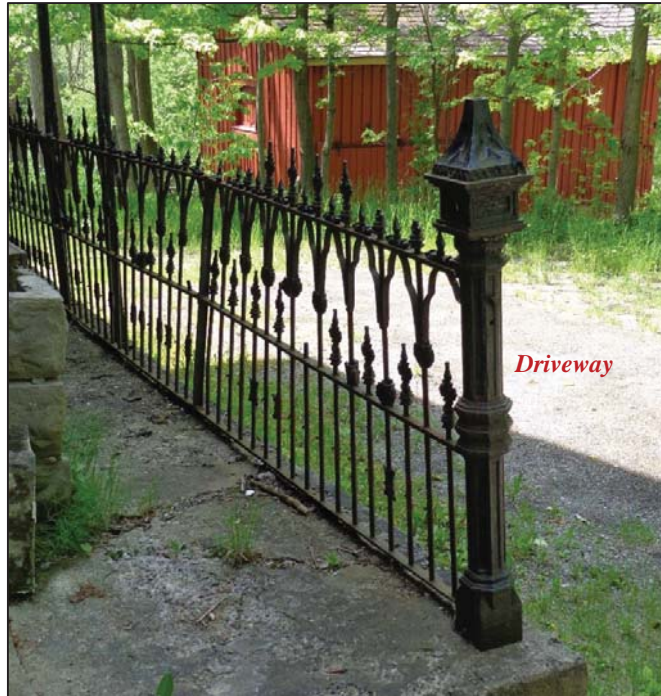
1. View of the Front Yard and House at Yonge Street looking south west to the driveway and House.

*Knowles /
Readman House*

2. View of the Front Yard and House from the east side of Yonge Street.



Subject Property



3. Cast iron fence on the north side of the House.



4. Rear Yard - Stone retaining wall towards the rear (west side) of the House.



5. Back Yard - Immediately to the rear (west) of the House and retaining wall looking east, south east to the House

*Knowles /
Readman House*



6. Back Yard - Immediately to the rear of the House and the retaining wall on the south side of the lot looking east north east to the House.



7. Back Yard - View from near the west end of the property looking east to the House.

*Knowles /
Readman House*



*Rear of 63
Machell Avenue*

8. Back Yard - View from near the west end of the property looking west to Machell Avenue.

**Appendix I: Knowles / Readman House
Historic Photographs**



**1913, Front porch visible from
Hillary House.**
[Source: Aurora Archives.]



C 1920, East and North Elevations. *[Source: 1982 Heritage Property Report]*



C 1920, East Elevation. *[Source: 1982 Heritage Property Report]*



**c1970, 15342 & 15356
Yonge Street.**

*[Source: Aurora Archives,
2002.19.426]*



1974, Part of Knowles / Readman House visible from Hillary House.

[Source: Aurora Archives. 2002.4.456]



C 1982, East Elevation. *[Source: 1982 Heritage Property Report]*



1982, East and North Elevations. *[Source: 1982 Heritage Property Report]*

1982, East and South Elevations. *[Source: 1982 Heritage Property Report]*





1982, South Elevation. *[Source: 1982 Heritage Property Report]*

Appendix J: Property Ownership History

Page 1 Municipality Aurora (formerly King Twp) Part of Concession: 1 WYS Lot: 81; Plan 246 Lot 13

No. of Instrument	Instrument	Date of Instrument	Date of Registration	Grantor	Grantee	Amount	Remarks
	<i>Patent</i>	<i>10.02.1797</i>		<i>Crown</i>	<i>Thomas Phillips</i>		<i>210 acres</i>
<i>144</i>	<i>Mort</i>	<i>05.01.1801</i>	<i>20.01.1801</i>	<i>Thomas Hind</i>	<i>William Crooks et ux</i>		<i>210 acres Intal, Dis. 1595</i>
<i>150</i>	<i>B & S</i>	<i>09.02.1799</i>	<i>25.02.1801</i>	<i>Thomas Hind</i>	<i>William Graham</i>		<i>Lots 81 & 82, w. side Yonge St</i>
<i>337</i>	<i>Deed Poll</i>	<i>13.06.1803</i>	<i>25.06.1803</i>	<i>John Jones atty for Thomas Phillips</i>	<i>Thomas Hind</i>		<i>210 acres intal</i>
<i>339</i>	<i>B & S</i>	<i>14.06.1803</i>	<i>27.06.1803</i>	<i>Thomas Hind</i>	<i>Jacob Hollingshead</i>		<i>210 acres</i>
<i>50729</i>	<i>B & S</i>	<i>15.07.1853</i>	<i>26.08.1853</i>	<i>Eli Hollingshead et al</i>	<i>Robert P. Irwin</i>	<i>\$4,200</i>	<i>140 acres</i>
<i>65465</i>	<i>Will</i>	<i>30.06.1845</i>	<i>27.12.1856</i>	<i>Jacob Hollingshead</i>			<i>Lot 81 & certain mill property on Lot 80</i>
<i>577</i>	<i>B & S</i>	<i>09.10.1874</i>	<i>05.12.1874</i>	<i>Robert P. Irwin et ux</i>	<i>Rachel Batchelor</i>	<i>\$325</i>	<i>½ acre</i>
<i>3578</i>	<i>B & S</i>	<i>31.12.1906</i>	<i>05.01.1907</i>	<i>Rachel Batchelor</i>	<i>James Knowles</i>	<i>\$450</i>	<i>½ ac pt of Lot</i>
<i>4784</i>	<i>B & S</i>	<i>01.10.1913</i>	<i>02.03.1914</i>	<i>James A. Knowles et ux</i>	<i>Hugh W. Wright</i>	<i>\$3,895</i>	<i>Pt N. E. ¼ front on Yonge St</i>
<i>5571</i>	<i>B & S</i>	<i>21.07.1919</i>	<i>31.07.1919</i>	<i>Hugh A. Wright</i>	<i>William J. Buchanan</i>	<i>\$4,000</i>	<i>½ ac, pt N. E. ½</i>
<i>5721</i>	<i>B & S</i>	<i>01.03.1920</i>	<i>08.03.1920</i>	<i>Wm J Buchanan et ux</i>	<i>John A. Readman</i>	<i>\$5,000</i>	<i>½ ac pt lot front on Yonge St</i>
<i>246</i>	<i>Plan</i>	<i>11.12.1933</i>	<i>15.12.1933</i>	<i>W. S. Gibson & Son DLS</i>	<i>Town of Aurora</i>		<i>Pt lot 81, Con 1 King (Intal)</i>
<i>10584</i>	<i>Grant</i>	<i>30.12.1950</i>	<i>05.01.1951</i>	<i>Wm H Brydon ext of John W. Readman</i>	<i>Gwendolyn G. McArthur</i>	<i>\$12,000</i>	<i>All</i>
<i>56572A</i>	<i>Grant</i>	<i>18.04.1962</i>	<i>01.05.1962</i>	<i>Gwendolyn G. McArthur</i>	<i>William & Mabel Dakin</i>	<i>\$24,000</i>	<i>All</i>
<i>126079</i>	<i>Grant</i>	<i>13.07.1972</i>	<i>01.09.1972</i>	<i>William & Mabel Dakin</i>	<i>Richard B & Marg Holder JT</i>	<i>V. C. & \$1</i>	<i>All</i>
<i>275212</i>	<i>Grant</i>	<i>24.06.1981</i>	<i>30.06.1981</i>	<i>Richard B & Marg Holder</i>	<i>484226 Ontario Limited</i>	<i>V. C. & \$2</i>	<i>All</i>
	<i>R-Plan 65R-17802</i>		<i>30.05.1995</i>				
<i>4R462624</i>	<i>Ch Name Owner</i>		<i>03.05.2004</i>	<i>484226 Ontario Limited</i>	<i>1087931 Ontario Limited</i>		

Appendix K: *Ontario Heritage Act* Regulation 9/06

CONFIDENTIAL
Until filed with the
Registrar of Regulations

REGISTRAR OF REGULATIONS	
Filed as O. Reg.	9/06
On	JAN 25 2006
Proposed source law publication dates:	
O.L.E.W.S.	Jan. 27/06
Ontario Gazette	Feb. 11/06

[Bilingual]

reg2005.0571.e
3-CS/CO

ONTARIO REGULATION

made under the

ONTARIO HERITAGE ACT

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

Criteria

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act.

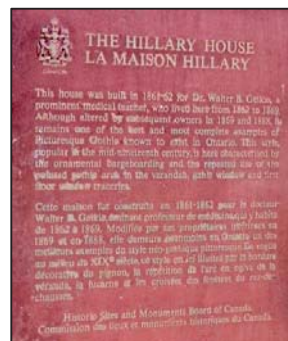
(2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark.

Transition

2. This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the Act on or before ***insert the date of the day before the regulation is filed with the Registrar of Regulations***. Jan. 24/06

Appendix L: Adjacent/Nearby Heritage Properties



Source: Airphoto - York Maps 2015

CHARACTER DEFINING ELEMENTS & Extract from HERITAGE VALUE:

Horton Place – 15342 Yonge Street

Character defining elements which express the heritage value of Horton Place include the:

- symmetrical appearance
- square plan
- central entrance
- two-storey brick construction
- hipped roof
- historic additions
- original fenestration with round headed sashes
- louvered shutters
- wide overhanging eaves with heavy ornamental paired brackets
- main entrance porch and side verandah, both with cast iron balcony railings
- original entrances, including doors and sidelights
- decorative trim throughout

In 1968, due to the widening of the main thoroughfare, Yonge Street, through Aurora, a concrete retaining wall was constructed in front of Horton Place, which altered the relationship of the site to the street. However, bordered on top by a small iron railing Horton Place continues to be a prominent well-maintained property of the streetscape.

Hillary House – 15372 Yonge Street

Character defining elements that embody the heritage value of the Hillary House include the:

- one-and-a-half-storey red brick walls
- decorative yellow brick of the quoins and triple row coursing
- cedar shingled roof with centre gable
- decorative bargeboard trim
- wraparound veranda with bell curved roof, clustered columns, and spring pointed wooden arch trellis
- small balcony with clustered column railings
- main entrance with sidelights, transom, and scrollwork
- fenestration, including the pointed arch centre gable window, six over six sash windows and casement windows on the second storey
- wood window labels, sills and louvered shutters
- wood fence sheltering house from the street
- barn itself, along with its position on the site
- layout of the site including the relationship between the house, barn, fencing, and original creek course, now a dried bed

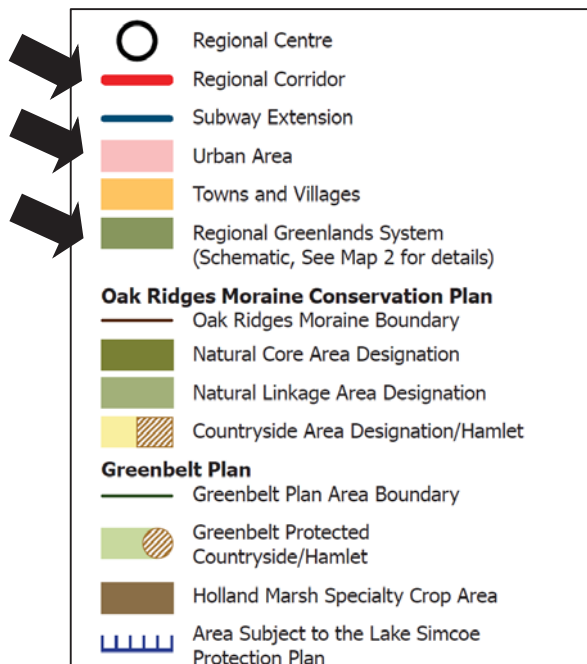
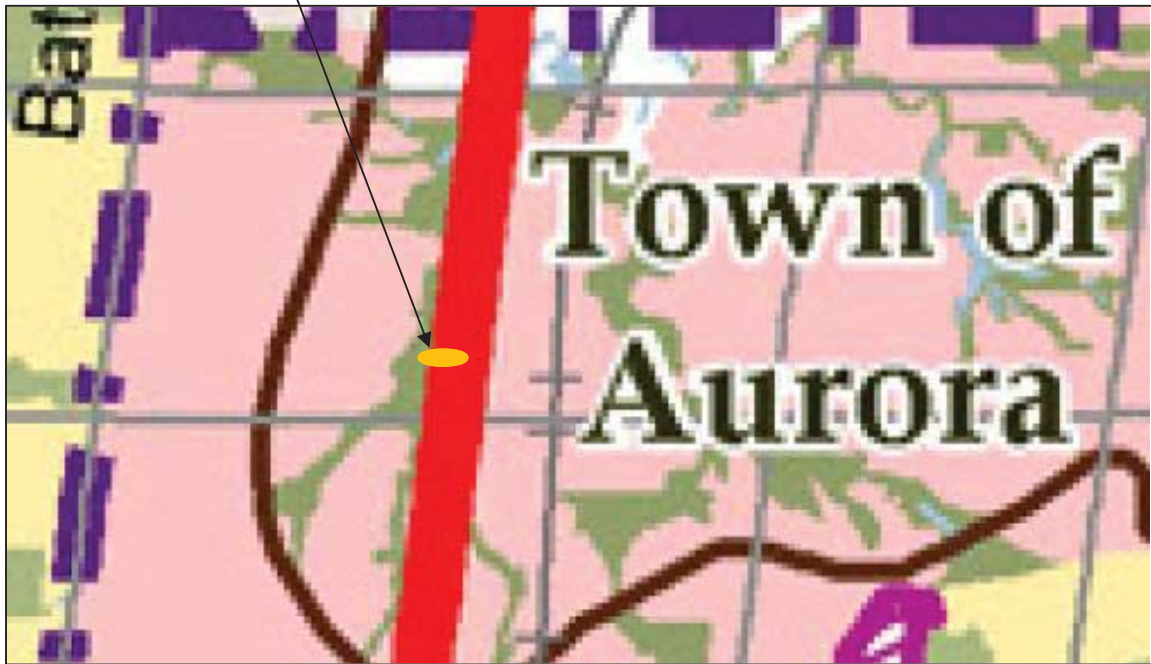
The lot is covered with mature trees, bushes and tall plantings, providing a cooling effect in the summer as well privacy from traffic on Yonge Street.

Source: Canadian Register of Historic Places

**Appendix M: Town of Aurora and
York Region
Planning Document Maps**

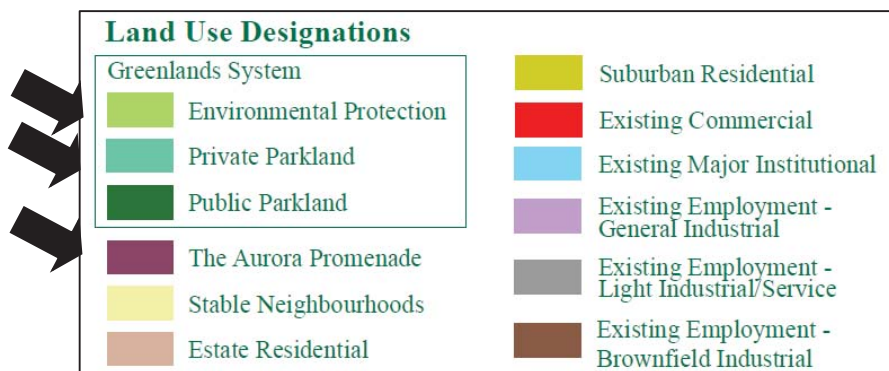
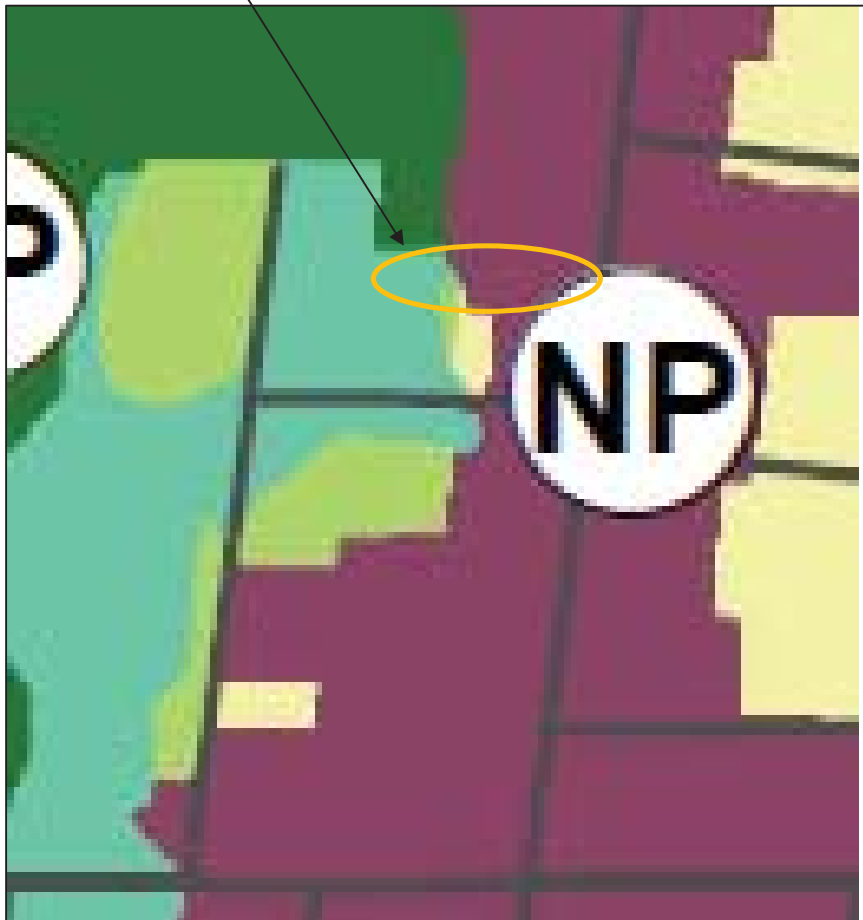
Regional Municipality of York
Official Plan
Part of Map 1
Regional Structure

*Subject Property
(approximate)*

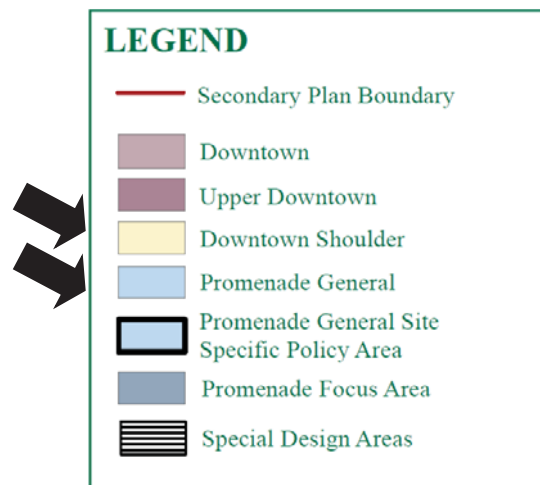
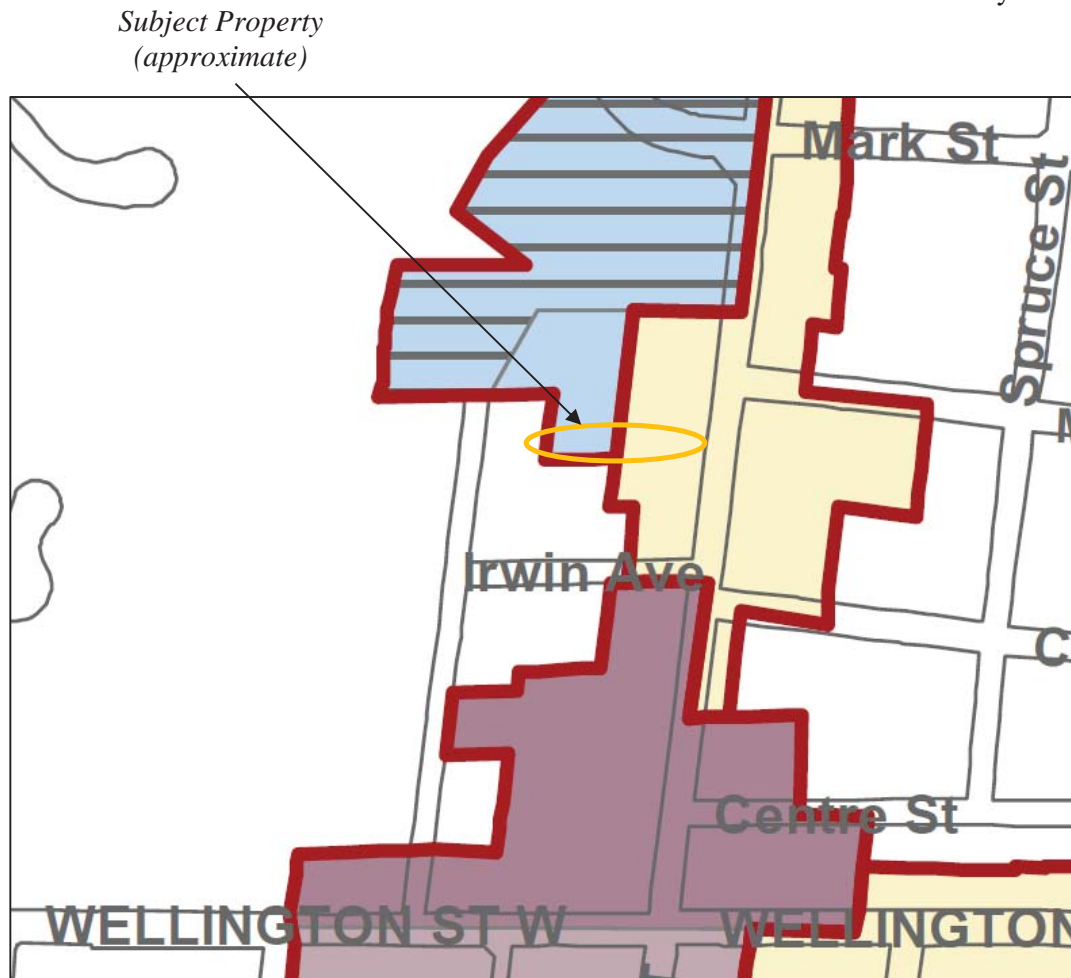


Town of Aurora Official Plan
Part of Schedule 'A' Structure Plan

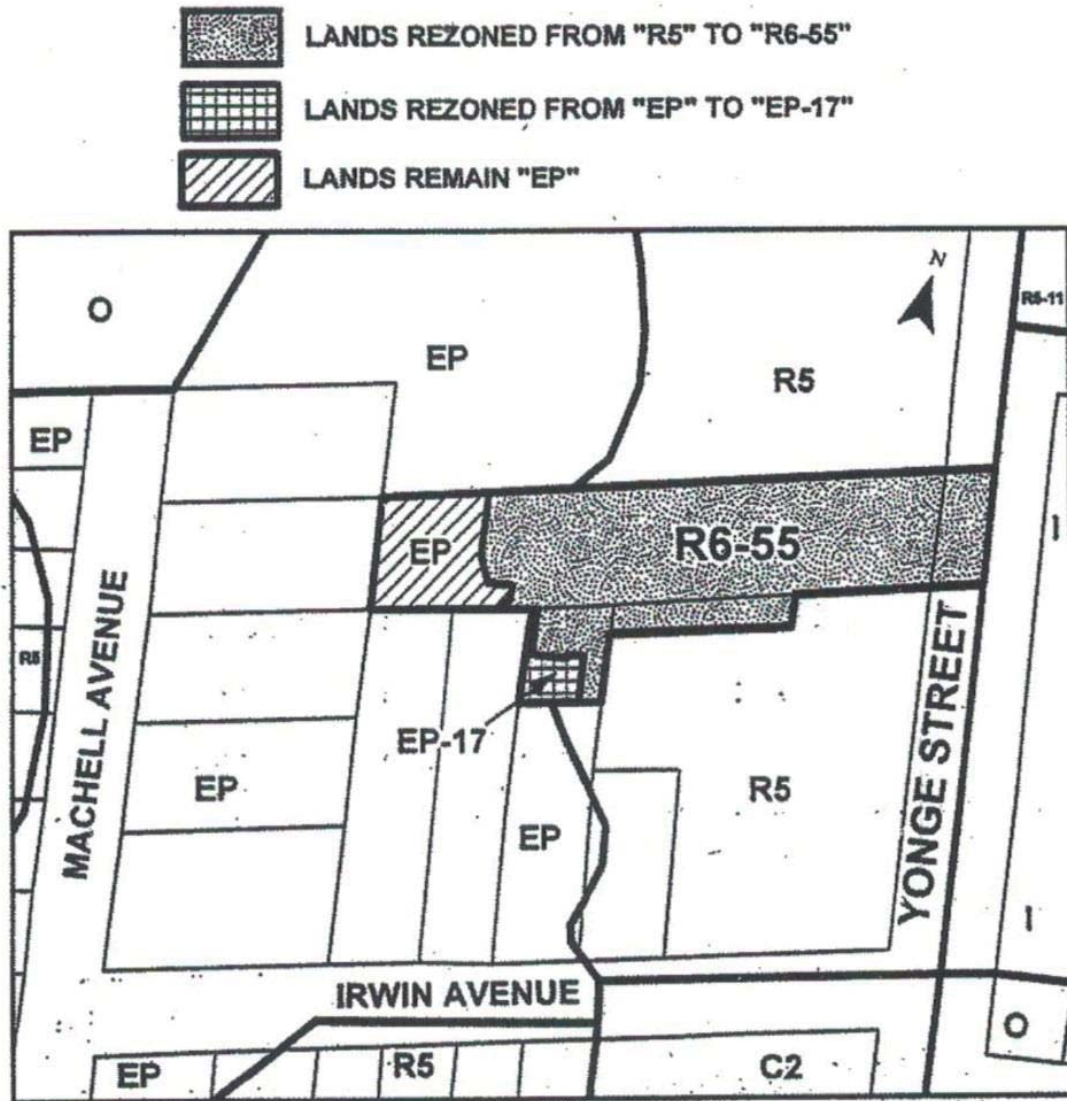
*Subject Property
(approximate)*



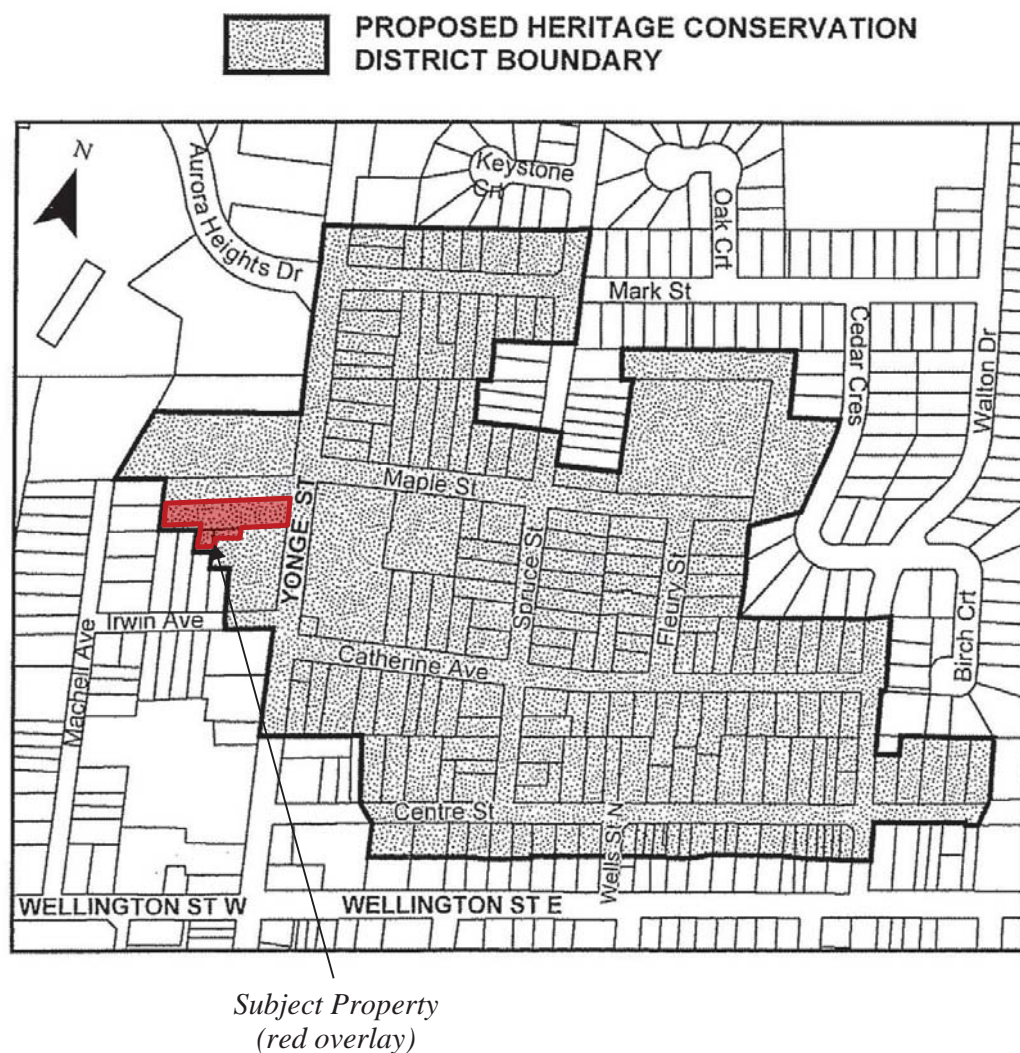
Town of Aurora Official Plan
Part of Schedule 'B1' The Aurora Promenade
Secondary Plan Area



Town of Aurora Zoning By-law
By-law 5173-09 amending Zoning By-law No. 2213-78,
Schedule A



Northeast Old Aurora Heritage Conservation District
District Boundaries

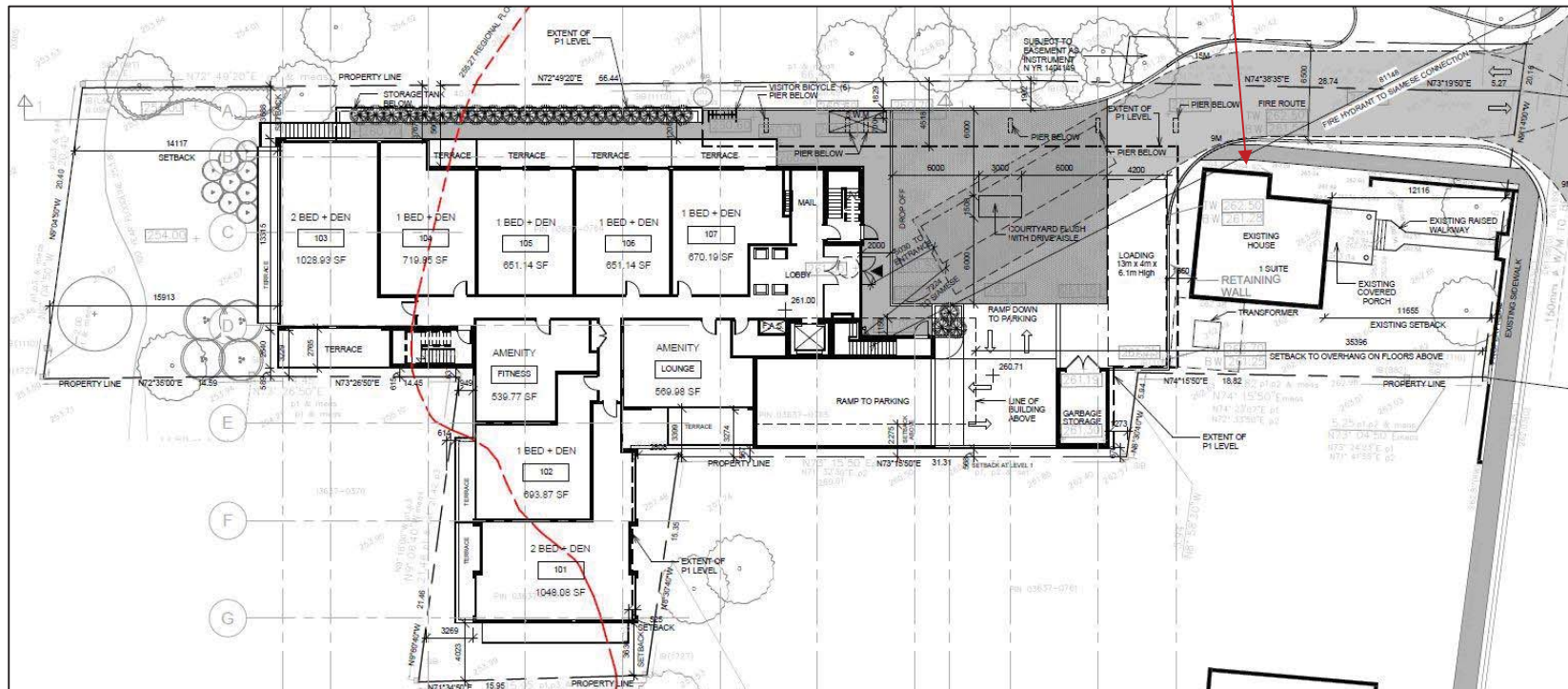


*Source: Aurora By-Law No. 4804-06, Schedule A,
approved by the OMB November 9, 2006.*

Appendix N: Development Proposal

Site Plan – Drawing A003

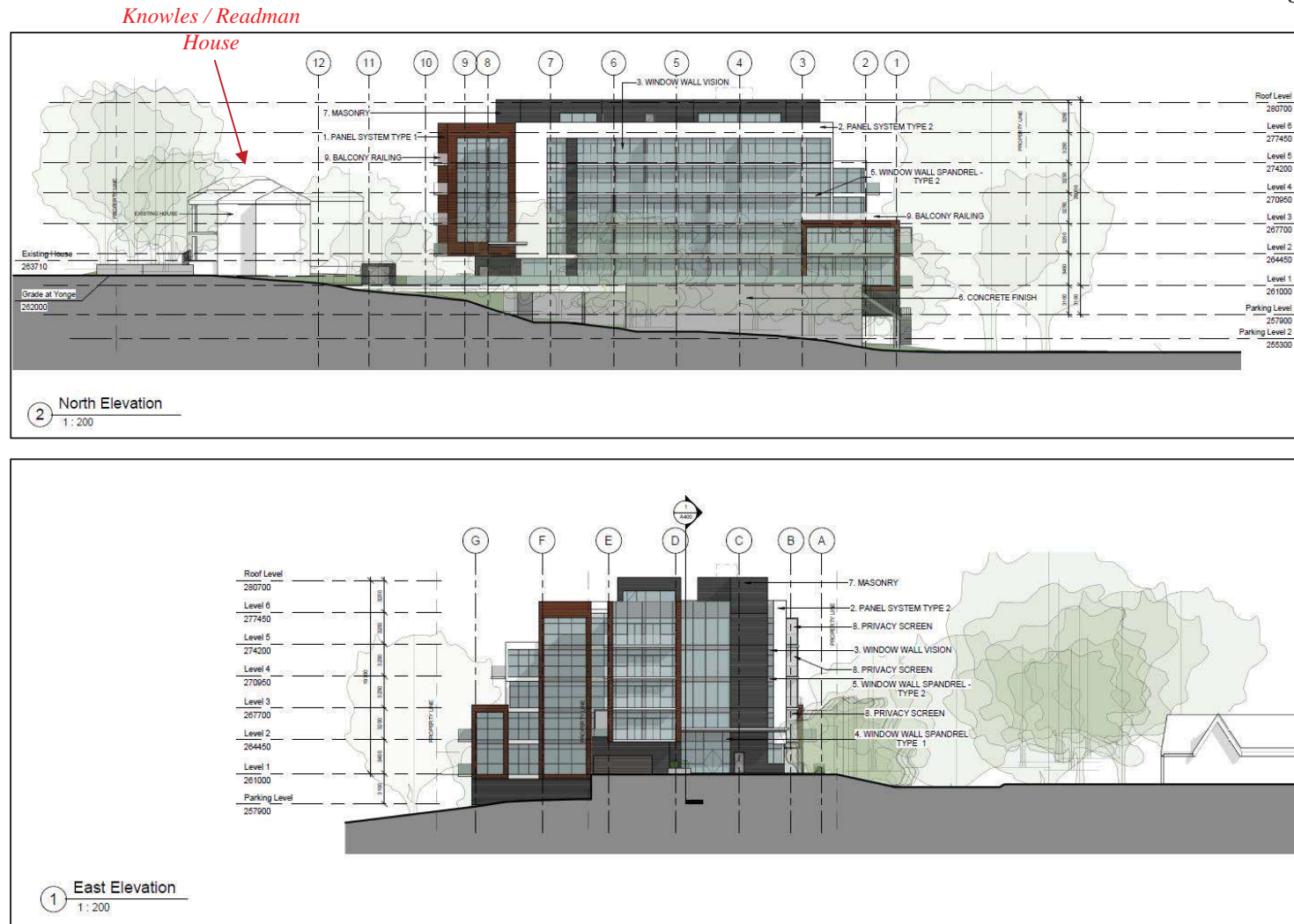
*Knowles / Readman
House*



Source: onespace unlimited inc.
Date: 2017-06-30

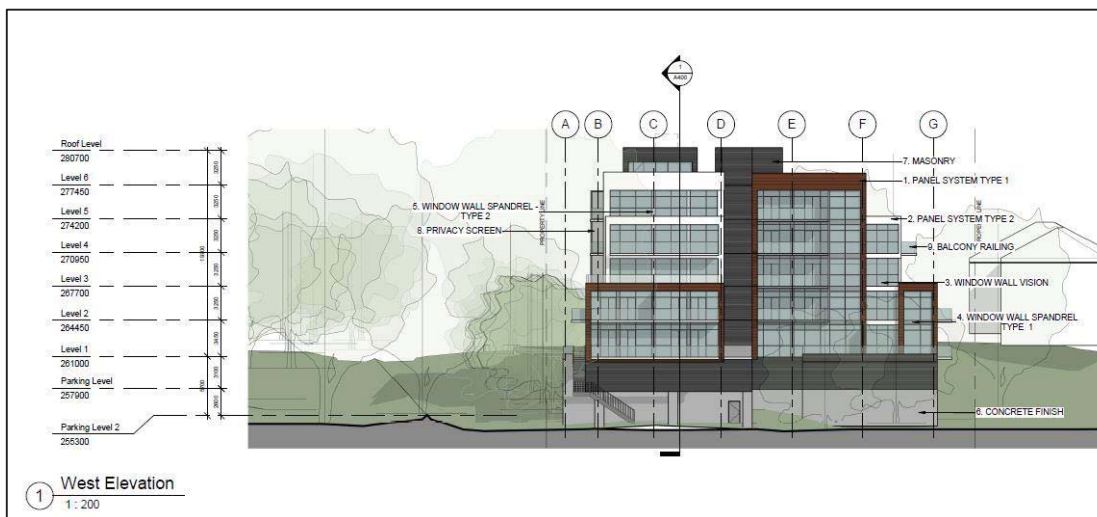
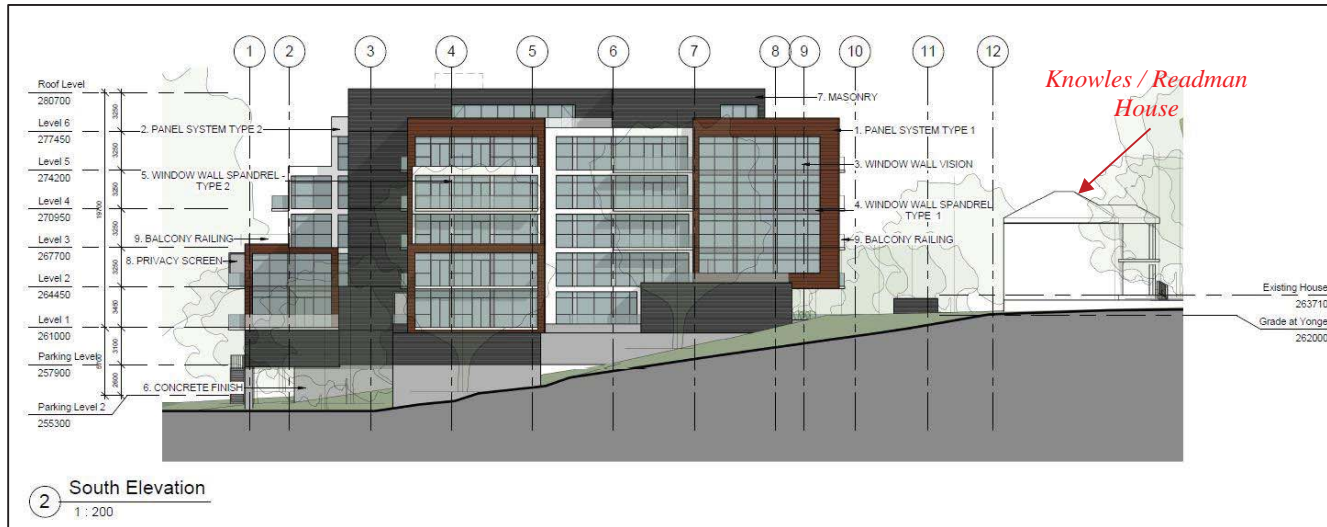
Elevations –

Drawing A300



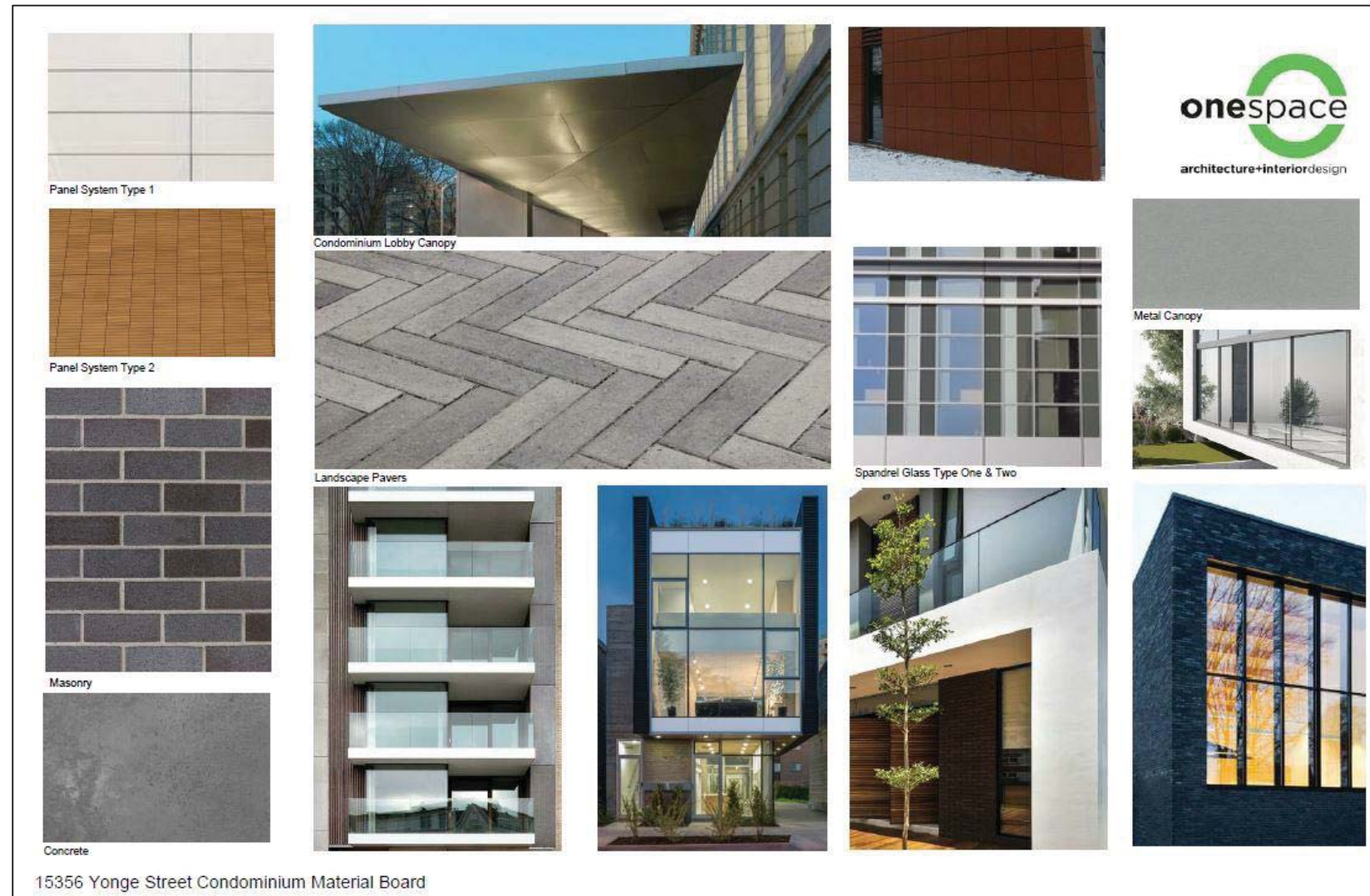
Source: onespace unlimited inc.
Date: 2017-06-30

Elevations – Drawing A301



Source: onespace unlimited inc.
Date: 2017-06-30

Material Board

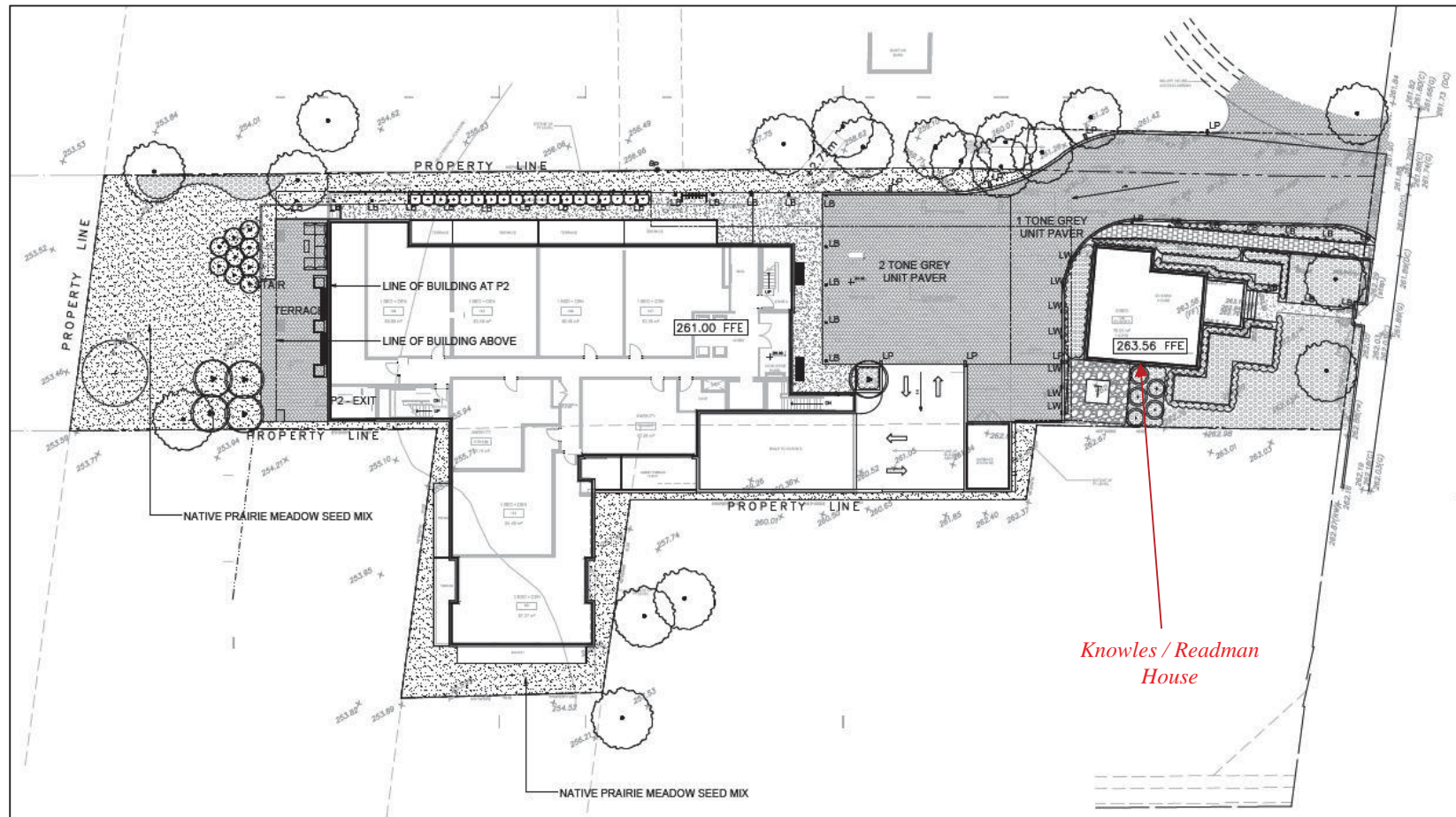


Building Section – Drawing A400



Source: onespace unlimited inc.
Date: 2017-06-30

Landscape Concept



*Knowles / Readman
House*

*Source: Planning Partnership.
Date: 2017-06-07*

**Appendix O: Curriculum Vitae
Wayne Morgan**

Wayne Morgan – Curriculum Vitae

Work Experience	2006 –	Consultant
	Principal, Wayne Morgan Heritage Planner	
	<ul style="list-style-type: none"> • Heritage character statements and impact assessments • Heritage Conservation Districts • Heritage planning policies 	
	2000–2006	City of Toronto, City Planning
	Senior Co-ordinator, Heritage Preservation Services	
	<ul style="list-style-type: none"> • Managed review and approval of proposals involving heritage properties in the City – under the following Acts – Planning, Heritage and Building Code. • Secured and administered heritage easement agreements (more than 200) and letters of credit to the City (in excess of \$10 million annually). • Established 4 Heritage Conservation Districts involving in excess of 1500 properties – Yorkville and the Cabbagetowns -Metcalfe, North and South. • Managed the listing and designation of individual heritage properties. • Provided technical advice to City Council and its advisory committees and represented the City in negotiations and before Provincial tribunals. 	
	1998 - 2000	City of Toronto, Urban Development Services
	Senior Community Planner	
	<ul style="list-style-type: none"> • Managed approval process of planning proposals and preparation of community plans, involving liaison with City staff and the public; provided professional advice to City Council and Provincial tribunals. 	
	1989–1997	Metropolitan Toronto, Planning Department
	Manager, Research Division	
	1976–1989	Region of York, Planning Department
	Senior Planner, long range planning	
	1974–1976	Region of Hamilton Wentworth, Planning Department
	Planner, Official Plan team	
	1973–1974	Acres Engineering
	Planner/Economist	
	1980 - 2000	Town of Newmarket
	Chair, Local Architectural Conservation Advisory Committee	
	<ul style="list-style-type: none"> • Appointed as a volunteer by Town Council to the municipal heritage advisory committee established under the Ontario Heritage Act 	
Related Experience		
Education	1968–1972 - University of Toronto - B.A., Geography	
	1972–1973 - Queen's University - M.A., Geography – Urban and Regional	
Professional Associations	Registered Professional Planner – member - Canadian Institute of Planner and the Ontario Professional Planners Institute.	
	Member – Canadian Association of Heritage Professionals	