

Naomi Mares  
Direct: 647.426.2842  
E-mail: [nmares@airdberlis.com](mailto:nmares@airdberlis.com)

May 27, 2022

**HAND DELIVERED**

Mr. Michael de Rond  
Town Clerk  
Town of Aurora  
100 John West Way, Box 1000  
Aurora, ON L4G 6J1

Dear Mr. de Rond:

**Re: Notice of an Objection to the Notice of Intention to Designate pursuant to Part IV, Subsection 29(5) of the Ontario Heritage Act**

**34 Berczy Street, Town of Aurora**

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Aird & Berlis LLP acts for 2601622 Ontario Inc., the owner with respect to the properties municipally known as 26, 30, 32 and 34-38 Berczy Street (collectively, the "Site") in the Town of Aurora (the "Town").

On April 26, 2022, the Council of the Corporation of the Town of Aurora (the "Council") resolved to state its intention to designate the property municipally known as 34 Berczy Street on the Site, pursuant to Part IV, Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18 (the "OHA").

34 Berczy Street is located on the west side of Berczy Street, south of Wellington Street East and east of Yonge Street. The existing structure on 34 Berczy Street is a two-storey structure.

**Our client received the City's Notice of Intention to Designate on May 12, 2022. Please accept this letter as a formal Objection to the Notice of Intention to Designate.**

The Site is also subject to appeals under the *Planning Act*, R.S.O. 1990, c.P.13, as amended, (the "Planning Act") before the Ontario Land Tribunal (the "OLT"), case no. OLT-21-001950. We therefore respectfully request that both the consideration of the designation, and the decision with respect to the designation, be placed on the June 6, 2022 Heritage Advisory Committee (the "HAC") agenda, in order to allow the owner to appeal the designation and have the matter before the OLT at the scheduled October 19, 2022 Case Management Conference. This would allow the OHA matter to be heard together with the Planning Act matters. The requested timing is also crucial in order to have this matter referred to the OLT prior to the Council break due to the municipal election.

Our client's reasons for opposing the designation were outlined in the Heritage Impact Assessment (the "HIA") prepared by our client's heritage consultant, ERA Architects Inc. ("ERA"), dated April 15, 2021. For ease of reference, the HIA is enclosed.

Furthermore, a Peer Review of ERA's HIA was undertaken by Steven Burgess Architects Ltd. and dated May 6, 2021. The Peer Review agreed with the conclusions of the HIA that the property at 34 Berczy Street lacked sufficient integrity to warrant designation.

On February 7, 2022, the HAC received a memorandum dated February 7, 2022, issued by Brashanthe Manoharan (Planner/Heritage Planning) regarding the designation of 34-38 Berczy Street under Part IV of the OHA, and the removal of 26 & 32 Berczy Street from the Aurora Register of Properties of Cultural Heritage Value or Interest (the "**Register**"). The HAC also commented on this matter and moved that their comments be received and referred to staff for consideration and further action as appropriate.

On April 5, 2022, Planning and Development Services issued a report to the General Committee, recommending that the General Committee consider the HAC's comments to designate 26, 32, and 34-38 Berczy Street under Part IV of the OHA. ERA Architects Inc. submitted a letter on our client's behalf, objecting to the designation of the properties on the basis that they did not merit designation under the test for determining cultural heritage value under Ontario Regulation 9/06. The General Committee recommended that 34 Berczy Street be designated under Part IV of the OHA, and that 26, 32 and 38 Berczy Street be removed from the Register, subject to certain conditions. Council subsequently adopted both recommendations, resulting in the issuance of the Notice of Intention to Designate for 34 Berczy Street.

Our client, with ERA, reviewed the above-noted reports and the Notice of Intention to Designate and does not agree with the reasons for designation. Our client is prepared to work with Heritage Planning Staff on their development proposal but continues to have concerns with the extent of and basis for the reasons for designation for 34 Berczy Street.

In fact, Town Staff have previously taken the position that 34 Berczy should not be designated. A Memorandum was issued to the HAC on June 7, 2021 entitled "Request to Remove 26, 32, and 34-38 Berczy Street from the Aurora Register of Properties of Cultural Heritage Value or Interest", summarizing Staff's analysis as well as the outcome of a meeting with the HAC's Evaluation Working Group to evaluate 26, 32, 34 and 38 Berczy Street. In this Memorandum, Town Planner Carlson Tsang advised the following:

"The heritage value of 34 and 38 Berczy Street will be better served through documentation." (page 1)

"Factory No. 2 [34 Berczy Street] and Factory No. 4 have been significantly altered and converted into commercial buildings. Although some surviving features (such as the overall massing of the buildings, window openings, stone foundation and corbelled parapets) remain, none of them provide any sense of the industrial nature of the site which is what makes them historically significant." (page 6)

"Staff reviewed the proposed request to delist 26, 32, 34-38 Berczy Street, in consultation with a third party consultant, and are of the opinion that the properties do not meet the criteria prescribed in Ontario Regulation 09/06 for Heritage Designation" (page 7)

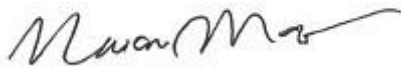
On January 17, 2020, our client's planning consultant, Weston Consulting, filed applications to amend the Official Plan and Zoning By-law for the Site, with revised applications submitted April 25, 2021. The proposed amendments would allow for the development of a new seven-storey mixed-use building on the Site. On November 25, 2021, our office appealed Council's failure to make a decision respecting the applications within the statutory time frame pursuant to Section 22(7) and 34(11) of the Planning Act. The OLT case number is OLT-21-001950.

**Our client objects to the Notice of Intention to Designate, and asks that consideration of the designation be placed on the June 6, 2022 HAC agenda, along with decision regarding designation. This course of action would allow the owner to appeal the designation and have the matter before the OLT at the scheduled October 19, 2022 Case Management Conference to allow the OHA matters to be heard together with the Planning Act matters at the OLT. The requested timing is also crucial in order to have this matter referred to the OLT as necessary prior to the municipal election in the Town.**

We trust the enclosed is satisfactory. Should you require any further information, please do not hesitate to contact the undersigned.

Yours truly,

AIRD & BERLIS LLP



Naomi Mares  
Associate

NM:go  
Encl.

c. Client  
Denise Baker, WeirFoulds LLP

48848769.1





26-38 Berczy Street  
Town of Aurora

**HERITAGE IMPACT ASSESSMENT**

ISSUED: APRIL 15, 2021

ERA

Project 19-020-01

Cover Image: Aerial image of the Site (Google Earth, 2021)

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PREPARED FOR:

Steven Lee & Wook Chung  
300-3000 Steeles Avenue East  
Markham, ON L3R 4T9  
T: 416.410.2188 ext. 111  
E: [slee@newbridgecanada.com](mailto:slee@newbridgecanada.com)

PREPARED BY:

ERA Architects Inc.  
625 Church Street  
Toronto, Ontario M4Y 2G1  
416-963-4497

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# EXECUTIVE SUMMARY

## Project Background

This Heritage Impact Assessment (HIA) was prepared by ERA Architects Inc. (“ERA”) on behalf of Steven Lee & Wook Chung with regards to the proposed redevelopment of 26-38 Berczy Street (the “Site”), including the removal of 26, 32, and 34-36 Berczy Street from the Town of Aurora’s Heritage Register, as well as impact to adjacent cultural heritage resources.

## Heritage Status

The Site contains three properties listed on the Town of Aurora’s Municipal Heritage Register:

- **26 Berczy Street:** A one and a half storey single-detached dwelling (c.1865);
- **32 Berczy Street:** A two-storey single-detached dwelling (c.1856);
- **34-38 Berczy Street:**
  - (34) A two-storey commercial building (c.1901);
  - (38) A one-storey commercial building (c.1954)

The Site does not contain any properties designated under Part IV or Part V of the Ontario Heritage Act (OHA). The Site is adjacent to multiple listed properties and one property designated under Part IV of the OHA.

## Cultural Heritage Value

An evaluation of the properties on Site, using O. Reg. 9/06 *Criteria for Determining Cultural Heritage Value or Interest* concluded that the properties do not have significant heritage value. Further these buildings are not good candidates for conservation as their design/physical, historical/associative, and contextual value are diminished, and have limited ability to convey historical associations or connections to the Site’s former industrial and supporting residential heritage.

## Proposed Development

The proposed development anticipates the de-listing and removal of the existing buildings on-Site to allow for the construction of a seven-storey, primarily residential, mixed-use development.

The proposal features a seven-storey block of residential apartments with townhouses and commercial use at grade fronting onto Berczy Street, and a segment of two-storey townhouses fronting onto the west boundary of the site.

## Impacts

This report finds that the de-listing and removal of these buildings from the Site will impact the cultural heritage value of the Site and adjacent heritage properties.

## Mitigation

The proposed development mitigates these impacts by incorporating design strategies such as setbacks, stepbacks, site arrangement, and architectural expression are sympathetic to the area’s 20th century industrial heritage character.

This report also notes commemorative strategies that could be used to further mitigate impacts of the development by communicating historical narratives of the Site through means such as plaques, signage, art.

## Conclusion

This report finds that the proposed development appropriately mitigates negative impacts to the Site and adjacent properties’s cultural heritage value, by introducing contemporary development that interprets the Site’s industrial history and is sensitive to adjacent properties.



# 1 INTRODUCTION

## 1.1 Scope of the Report

ERA Architects Inc. (“ERA”) was retained by Steven Lee and Wook Chung to prepare a Heritage Impact Assessment (HIA) for the properties at 26, 30, 32, and 34-38 Berczy Street, Aurora (the “Site”).

The purpose of an HIA, according to the Town of Aurora’s Heritage Impact Assessments and Conservation Plans Guide (2017), is to “determine if any cultural heritage resources may be adversely impacted by a specific proposed development or site alteration.”

This report was prepared with reference to the following;

- Provincial Policy Statement (2020);
- A Place to Grow: Growth Plan for the Greater Golden Horse-shoe, (2019);
- The Ontario Heritage Act, R.S.O. 1990;
- Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest;
- Parks Canada Standards and Guidelines (2010);
- Ontario Heritage Tool Kit;
- Region of York Official Plan, (2019 Consolidation);
- Town of Aurora Official Plan, (2015 Consolidation);
- Aurora Promenade Secondary Plan, (2010); and
- The Aurora Promenade Concept Plan Urban Design Strategy, (2010).

## 1.2 Present Owner

Steven Lee & Wook Chung  
300-3000 Steeles Avenue East  
Markham, ON L3R 4T9  
T: 416.410.2188 ext. 111  
E: [slee@newbridgecanada.com](mailto:slee@newbridgecanada.com)



### 1.3 Site Location and Description

The Site comprises of four parcels, municipally known as 26, 30, 32, and 34-38 Berczy Street (Lot 4, 5, 6, 7, 8, 9, and Part Lot 10, Registered Plan 68), Aurora.

The Site is located within a block bounded by Berczy Street to the West, Wellington Street East to the North, Larmont Street to the West and Mosley Street to the South.

The Site comprises four parcels, with five municipal addresses:

- **26 Berczy Street:** Listed on the Municipal Heritage Register;
- **30 Berczy Street;** No heritage status;
- **32 Berczy Street:** Listed on the Municipal Heritage Register; and
- **34-38 Berczy Street:** Listed on the Municipal Heritage Register.

The Site is presently occupied by a cluster of low-rise residential and commercial buildings, with surface parking lots interspersed.

The commercial buildings located at 34–38 Berczy Street historically formed part of the Underhill-Sisman Shoe Factory and later, the T. Sisman Shoe Factory. The building at 34 Berczy Street (c.1901) was the first building constructed for the shoe company, with an addition being added in 1954 at 38 Berczy Street.



Aerial view of the Site. The site is highlighted in blue and the parcel fabric in white (Google Maps, 2021; Annotated by ERA).

## 1.7 Site Photos



30 Berczy St (c.1950) (ERA, 2021)



26 Berczy St (c. 1865) (ERA, 2021)



32 Berczy St (c.1856) (ERA, 2021)



34 Berczy St (c.1901) (ERA, 2021)



38 Berczy St (c.1954) (ERA, 2021)



34-38 Berczy St (ERA, 2021)





Looking east on Berczy Street towards Wellington Street East. Pictured is 38 Berczy Street (left) and 34 Berczy Street (right) (ERA, 2021)



Looking south on Berczy Street towards Mosley Street. Pictured is 26 Berczy St (right) (ERA, 2021)



Looking north on Berczy Street towards Wellington Street East. Pictured is 38 Berczy St (left) and 34 Berczy St (right) (Google Maps, 2021)



Looking south on Berczy Street towards Mosley Street. Pictured is 26 Berczy Street (right) (Google Maps, 2021)

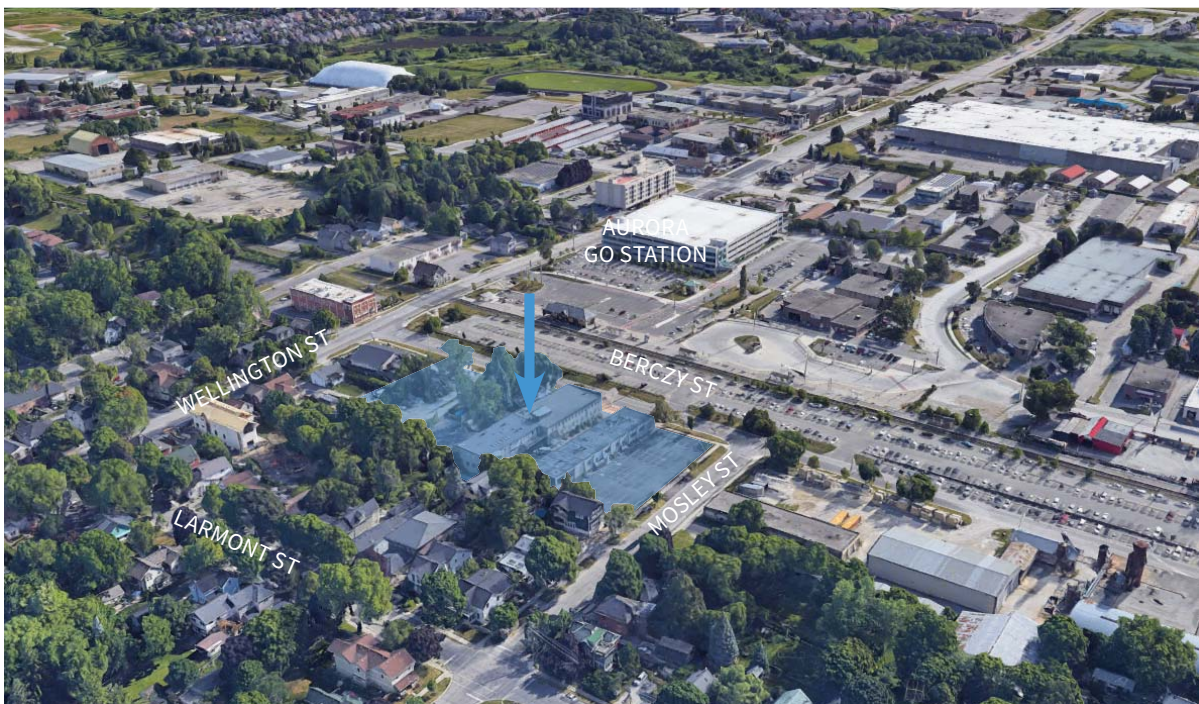


## 1.4 Current Context

The Site is situated near the centre of Aurora's Village Neighbourhood.

The Site context is broadly characterized by diverse mix of employment, commercial and residential uses ranging in density and style to the north and east of the site, while the south and west of the site are characterized by established, low-rise, detached residential. More directly, the site is bounded by the following context:

- **North:** A commercial plaza and parking lot, municipally known as 117 Wellington Street East.
- **South:** A low-rise former industrial site with manufacturing and storage buildings are located directly south of the Site, opposite Mosley Street.
- **East:** The GO transit corridor, associated surface parking, and parkade are the predominant uses on the east side of Berczy Street. Aurora GO station is located approximately 60 metres from the northeast edge of the Site; and
- **West:** Established low-rise residential neighbourhood, The Aurora Town Park is southwest of the Site. At the Park's western edge, the Wells Street School has been rehabilitated as a multi-unit residential building.



Aerial view, looking east towards the Site. The Site is indicated by a blue arrow (Google Maps, 2021; Annotated by ERA).



## 1.5 Context Photographs



Aurora GO Station, directly east of the Site (Google Maps, 2021).



Looking west on Wellington Street. 117 Wellington St (left) is directly north of the Site (Google Maps, 2021).



Looking towards 103 Mosley Street, listed in the Town of Aurora's Register of Properties of Cultural Heritage value or Interest. Pictured is the 1-storey portion of the T.Sisman Shoe Company factory complex (c.1941-1942) (Google Maps, 2021).



Houses along Mosley Street, directly west of the Site (Google Maps, 2021).



120 Metcalfe Street, 1-storey warehouse and 2-storey office located south of the Site (Google Maps, 2021).



Auto-repair shops located at the southern end of Berczy Street (Google Maps, 2021).

## 1.6 Existing Heritage Recognition

The Site does not contain any properties designated under Part IV or Part V of the OHA. The Site contains three properties included on the Town of Aurora's Municipal Heritage Register:

- **26 Berczy Street:** A one and a half storey single-detached dwelling (c. 1865);
- **32 Berczy Street:** A two-storey single-detached dwelling (c.1856);
- **34-38 Berczy Street:**
  - (34) two-storey commercial building. The first factory as part of the former Underhill-Sisman Shoe Factory, later named 'Building No.2' as part of the T.Sisman Shoe Factory (c.1901); and
  - (38) one-storey commercial building and former addition to the Building No.2 (c.1954), known as "Building No. 4". The building has since been separated from 34 Berczy Street and is now a detached structure .

*An exact date of construction of the above-noted buildings cannot be confirmed at this time as various archival resources are unavailable due to COVID-19).*



#### LEGEND



Site



Listed Property on the Site

Google Earth 2020, Annotated by ERA.



## 1.8 Adjacent and Nearby Heritage Properties

The Site is considered adjacent\* to nine properties listed on the Town of Aurora Municipal Heritage Register, and one property designated under Part IV of the Ontario Heritage Act. These properties are as follows:

- 99 Wellington Street East, *Listed*
- 105 Wellington Street East, *Listed*
- 121 Wellington Street East, *Listed*
- 29 Larmont Street, known as the “Oliver Judd House” (c. 1912), *Designated under Part IV of the Ontario Heritage Act by By-law 5353-11.*
- 31 Larmont Street, *Listed*
- 33 Larmont Street, known as the “George H. Phillips House”, *Listed*
- 35 Larmont Street, known as the “Quantz-McMahon House”, *Listed*
- 41 Larmont Street, *Listed*
- 45 Larmont Street, known as the “Cockerhill-McMahon House”, *Listed*
- 98 Mosley Street, *Listed*

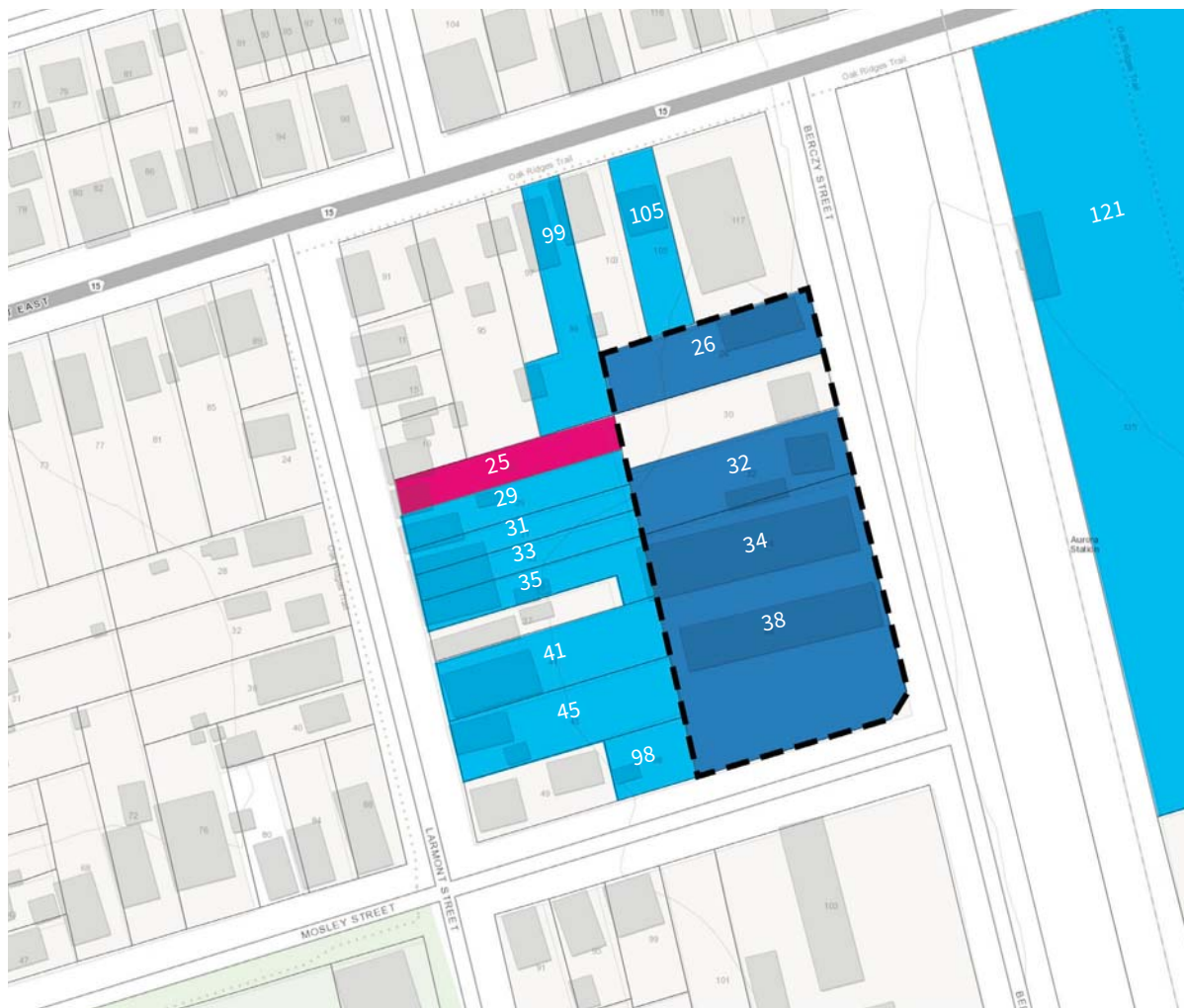
In addition, the Site is within the Heritage Resource area as identified in Schedule ‘D’ in the Town of Aurora’s Official Plan.

**\*Adjacent 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 (Provincial Policy Statement, 2020).*

*Note: the PPS definition above is used in the absence of an alternative definition from the Aurora Official Plan.*

*The only definition provided for “adjacent” in the Aurora Official Plan is not intended to be applicable to the heritage context, rather it is in reference to natural heritage:*

**adjacent means:** *a) Those lands contiguous to a key natural heritage feature or key hydrologic feature where it is likely that development or site alteration can reasonably be expected to have an impact on the feature. Generally, adjacent lands are considered to be within 120m from any part of the feature (Aurora Official Plan, 2010).*



#### LEGEND



Site



Listed Property on the Site



Adjacent\* Listed Properties



Adjacent\* Designated Properties under Part IV  
of the Ontario Heritage Act

\*Refer to PPS definition of 'adjacent' on the previous  
page.

Aurora Interactive Mapping, Annotated by ERA.





98 Mosley Street (ERA, 2021)



45 Larmont Street (ERA, 2021)



41 Larmont Street (ERA, 2021)



33 Larmont Street (ERA, 2021)



35 Larmont Street (ERA, 2021)



29 (left) and 31 (right) Larmont Street (ERA, 2021)



99 Wellington Street East (ERA, 2021)



105 Wellington Street East (ERA, 2021)





121 Wellington Street East (ERA, 2021)



121 Wellington Street East (ERA, 2021)



121 Wellington Street East (ERA, 2021)



103 Mosley Street (ERA, 2021)



103 Mosley Street (ERA, 2021)

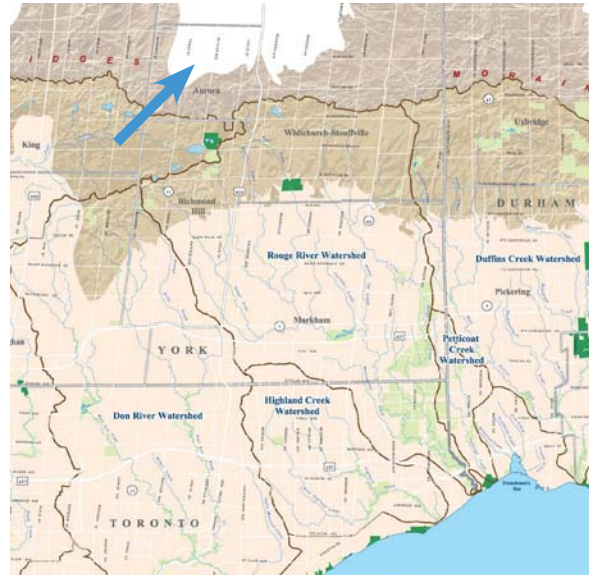
## 2 HISTORICAL BACKGROUND

### 2.1 Pre-Contact & Colonial Context

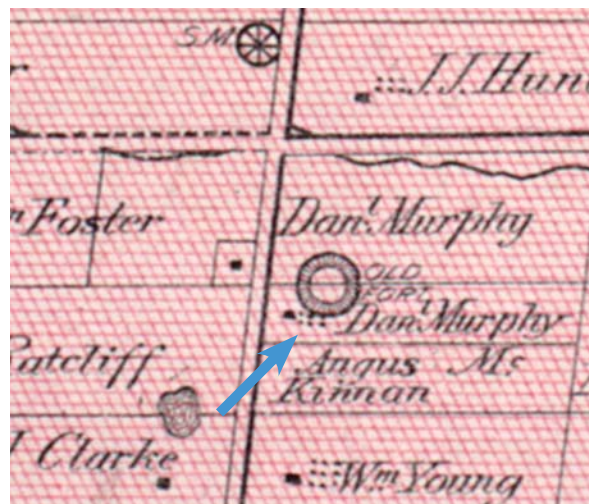
For millennia, the Site has formed part of the territory of diverse indigenous peoples, including the Huron-Wendat, Haudenosaunee and the Anishinaabe. For each of these groups, Toronto's regional watershed has been used for transportation, fishing, and adjacent settlement and agriculture. The Site is situated to the northwest of the Rouge River watershed, which flows south from Richmond Hill and Whitchurch-Stouffville to Lake Ontario. The watershed contains numerous archaeological sites, including an ancestral Huron village known as the Aurora Site or Old Ford – located at Vandorf Sideroad and Kennedy Road to the east of the Site.

The French colonized the Toronto region during the 1600s, establishing a military and trading presence throughout the regional watershed. The French-Canadian explorer Louis Jolliet is said to have portaged through Whitchurch to the east of the Site in 1669. After the British conquest of New France in 1763, the Crown issued a royal proclamation, which established guidelines for the colonization of indigenous territories in North America. The proclamation stated that indigenous peoples held title to their territory until it was ceded by a treaty.

The Site was not subject to a treaty until 1923, after the area had been settled by Euro-Canadians. The Williams Treaties were signed in 1923 by seven Anishnaabe First Nations and the Crown, addressing territories that had not previously been surrendered with a treaty, including the Site.



Map of Toronto's regional watershed. The Site is indicated with a blue arrow (Toronto and Region Conservation Authority, 2016; annotated by ERA).



1878 county atlas showing the ancestral Huron village known as Old Fort, or the Aurora Site, indicated with a pink arrow (McGill University; annotated by ERA).



## 2.2 Early History of the Town of Aurora

In 1792, the colonial administrators of Upper Canada created the province's first counties, which were subdivided into townships for the purposes of surveying and settlement. The area that would later become the Town of Aurora was split between two townships, King and Whitchurch. In 1793, Lieutenant Governor John Graves Simcoe ordered the construction of a new road known as Yonge Street extending north from York to Lake Simcoe, intended for military and commercial use. Yonge Street served as the dividing line between King and Whitchurch townships, with Whitchurch located to the east and King to the west. Each township was surveyed into numbered concessions running south to north, with each concession comprised of a series of roughly 200 acre lots. The Site formed part of Lot 80 in the 1st Concession of the Township of Whitchurch, granted by the Crown to Ebenezer Britton in 1805.

During the early 19th century, a small hamlet known as Machell's Corners was established by merchant Richard Machell at the intersection of Yonge Street and Wellington Street. The hamlet would serve as the foundation for the future Town of Aurora. Land records indicate that Lot 80 in 1st Concession remained in the possession of Ebenezer Britton until 1816, after which point it was sold and subdivided into smaller parcels to accommodate multiple farms.



c.1870 looking north on Yonge Street from Tyler Street (McIntyre, 1988).

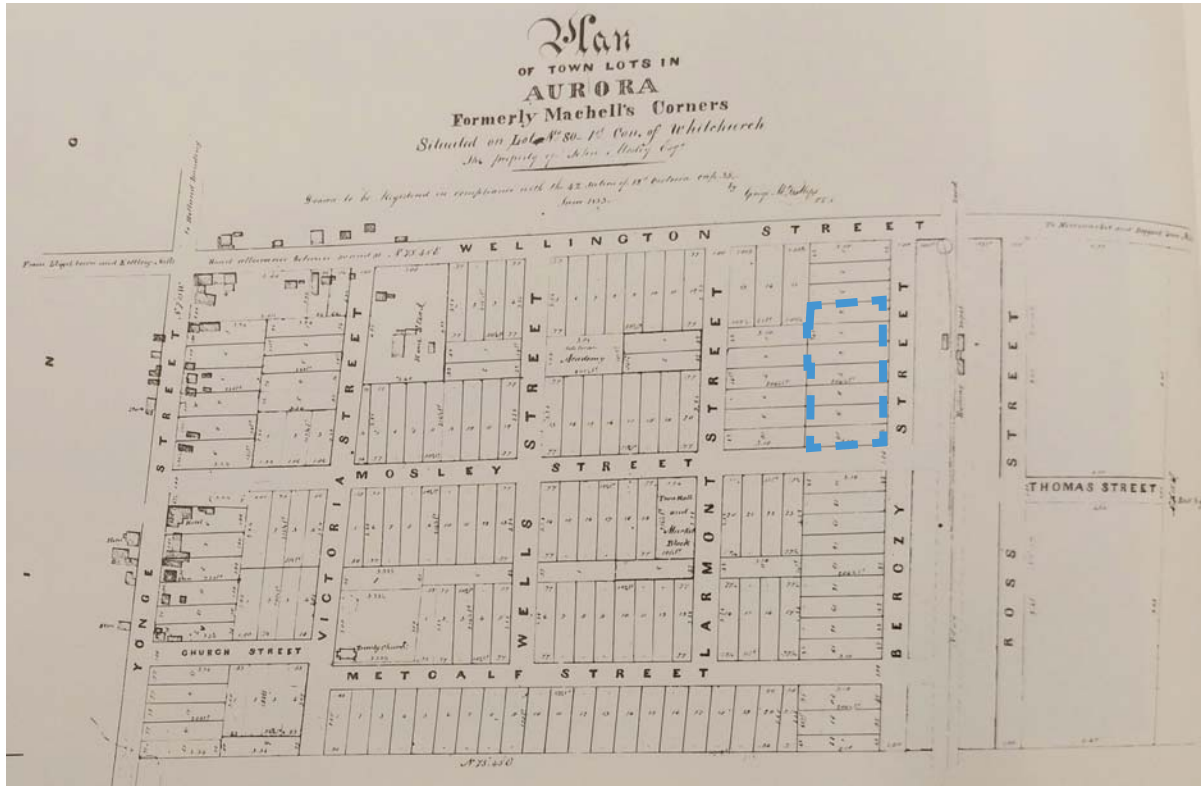
In 1836, John Mosley purchased 79 acres on the western portion of Lot 80 encompassing the Site, adjacent to the hamlet of Machell's Corners. The arrival of the Ontario Simcoe & Huron railway in Aurora in 1853 situated John Mosley's farm between the hamlet and the new railway line – the station was located immediately to northeast of the Site. In anticipation of the Town's expansion, Mosley subdivided his farm into building lots in 1854. The Site was formed at this time and consisted of a series of Town lots. The plan of subdivision also laid out the current network of streets bounded by:

- Wellington Street to the north;
- Berczy Street to the east;
- Metcalfe Street to the south; and
- Yonge Street to the east.

After the completion of the railway, a number of industries were established in Aurora, mostly to produce goods for nearby farms. Throughout the mid-to-late 19th century, the Town expanded beyond the original hamlet, with Yonge Street serving as a commercial main street. It is unclear whether there were any buildings or structures on the Site during this period, as the fire insurance plans of Aurora from 1880 and 1890 excluded the Site. Given that the fire insurance plans identified industrial sites across the Town, it is unlikely that the Site contained any notable industries.



c.1890 looking south on Yonge Street in Aurora (McIntyre, 1988).



1854 plan of subdivision of John Mosley's farm, the Site is outlined with a dashed blue line (McIntyre, 1988; annotated by ERA).

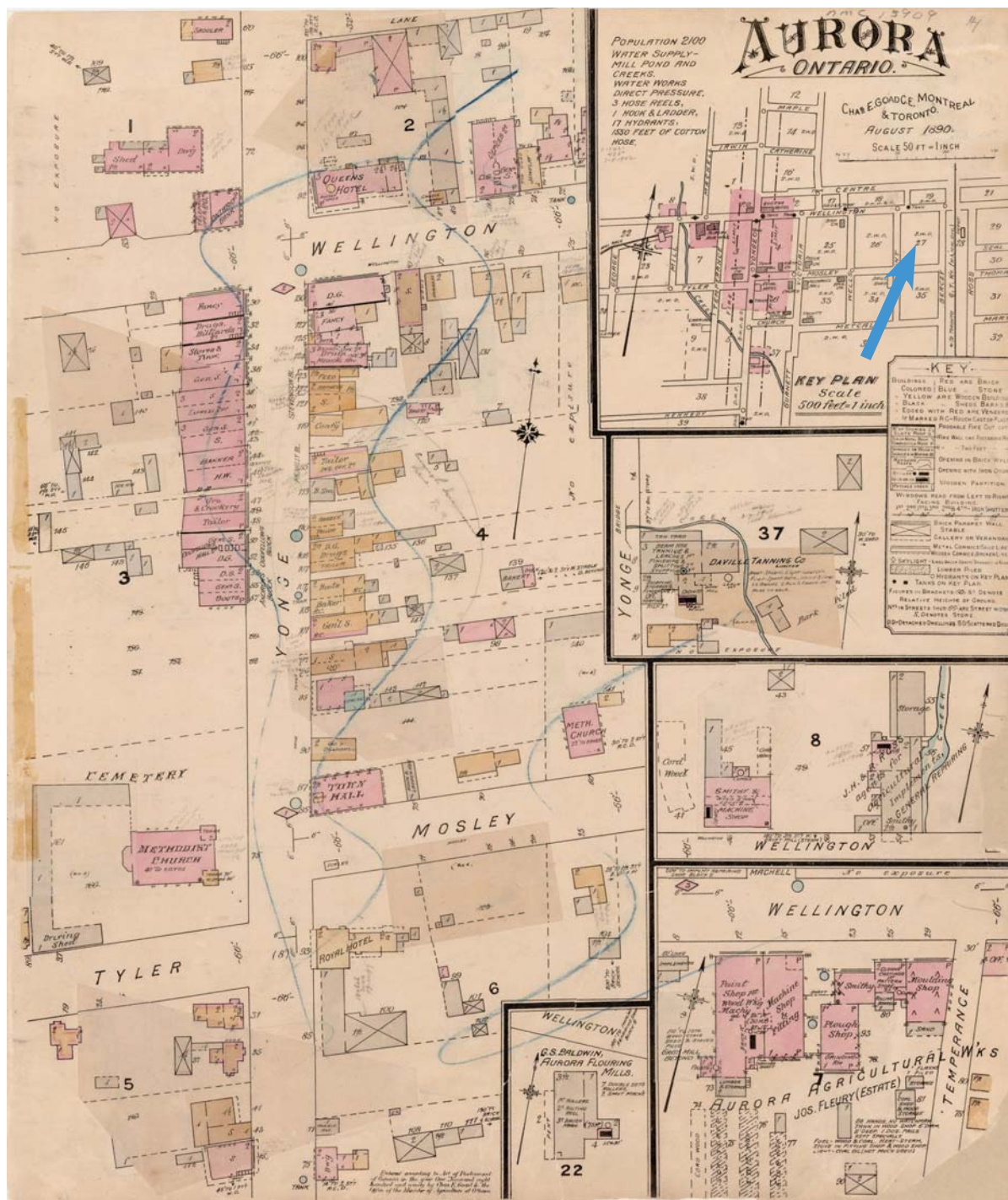


1860 Tremaine's map of the County of York. The location of the Site is indicated with a blue arrow (University of Toronto; annotated by ERA).



1878 County Atlas. The location of the Site is indicated with a blue arrow (McIntyre, 1988; annotated by ERA).





1890 fire insurance plan of Aurora. The location of the Site is indicated with a blue arrow. Note that the plan identified industrial Sites outside the centre of town and excluded the Site (Library and Archives Canada; annotated by ERA).

## 2.3 Site History

### T. Sisman Shoe Company

In 1901, The Town of Aurora provided the Underhill-Sisman Shoe Manufacturing Company a tax exception, enticing the company to relocate their operations from Markham to the north-west corner of Mosley Street and Berczy Street. The company completed construction of a 2-storey factory on the Site at 34 Berczy Street (later to be known as “Factory No. 2”) within the same year. In 1903, an addition was erected to its south to accommodate a broiler house.

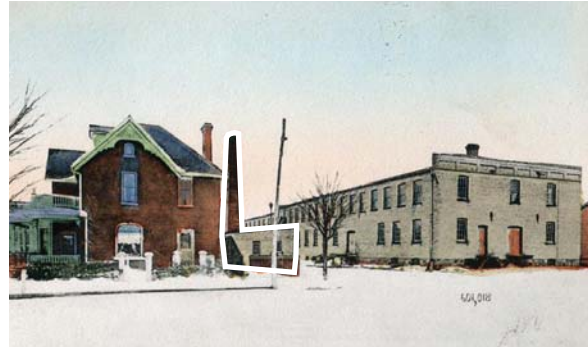
After the Underhill-Sisman partnership dissolved in 1910, the Underhill Shoe Company assumed ownership of Factory No.2, and by 1913, the T. Sisman Shoe Factory began its independent operations south of its former location in a three-storey factory building was constructed at the north-west corner of Berczy and Mosley Street, known as “Factory No.1”.

Thomas Sisman, founder of T. Sisman Shoe Company lived in a two-storey house between the two factory buildings. The Aurora Museum notes that the property was regarded for its landscaping. The house was constructed prior to 1911.

In 1927, T. Sisman acquired the former Underhill Shoe Factory building, after the Underhills relocated to Barrie. The factory was known as “Factory No.2”.

The company manufactured various shoes and boots, including for fashion, work and sport. Factory No.1 served as the principal production facility, while Factory No.2, was used primarily for storage.

Beginning in 1940, the company received the first in a series of contracts from the federal government to manufacture shoes for the war effort. That same year, the company announced the construction of a new single-storey factory building south of the Site, known as “Factory No. 3”.



1911 postcard showing the Thomas Sisman House (left) and the Underhill-Sisman Shoe factory (right). The factory constructed in 1901 and its addition is outlined in white (Heather Sisman; annotated by ERA).



1913 fire insurance plan. The Site is indicated in a dashed blue line. Note the later 3-storey factory, known as “Factory No. 1” south of the Site, across from Mosley Street. At this time, dwellings start to line Larmont Street (Aurora Museum; annotated by ERA).



After 1940, looking southwest from the corner of Berczy and Mosley Streets towards the T. Sisman Shoe Factory No. 1 (left) and No.3 (right) on the Site (Heather Sisman).





Diagram illustrating the evolution of the T. Sisman Shoe Company complex on the Site (Google, 2021; Annotated by ERA).

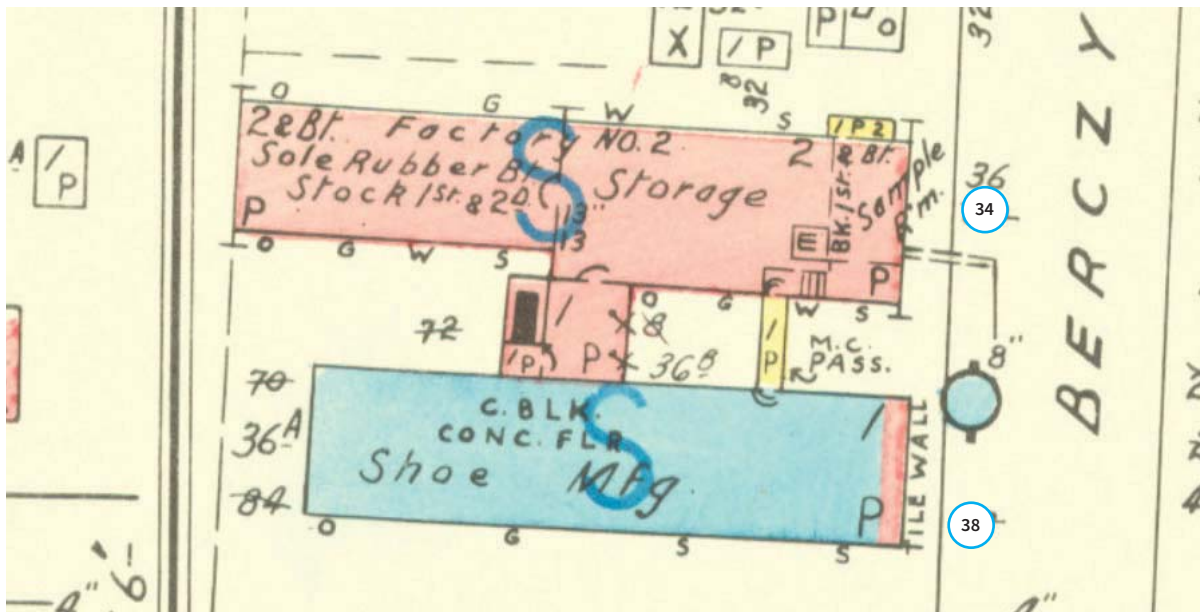
- |  |   |
|--|---|
| Site.  | T. Sisman Factory No 2. Former Underhill-Sisman factory. Completed c.1901 (remaining) |
| T. Sisman Factory No 1. Completed c. 1913 (demolished).                                | Factory No 4. Completed by 1954 (remaining).  |
| T. Sisman Factory No 3. Completed 1940-1 (remaining at 103 Mosley Street on the Site). | Thomas Sisman House (demolished).   |

The Thomas Sisman House was demolished in the 1950, and a one-storey concrete building was constructed in its place in 1951. Referred to as “Factory No. 4”, the concrete building was built as an addition to Factory No. 1. The 1960 fire insurance plan indicates that Factory No. 1 was primarily used for storage with a sample room occupying the front portion of the building, while Factory No. 4 was used for shoe manufacturing.

At its height, the T. Sisman Shoe Company was one of Town’s largest employers, with surrounding dwellings constructed to house its workers, and competing with the nearby Collis Tannery, west of Yonge Street.



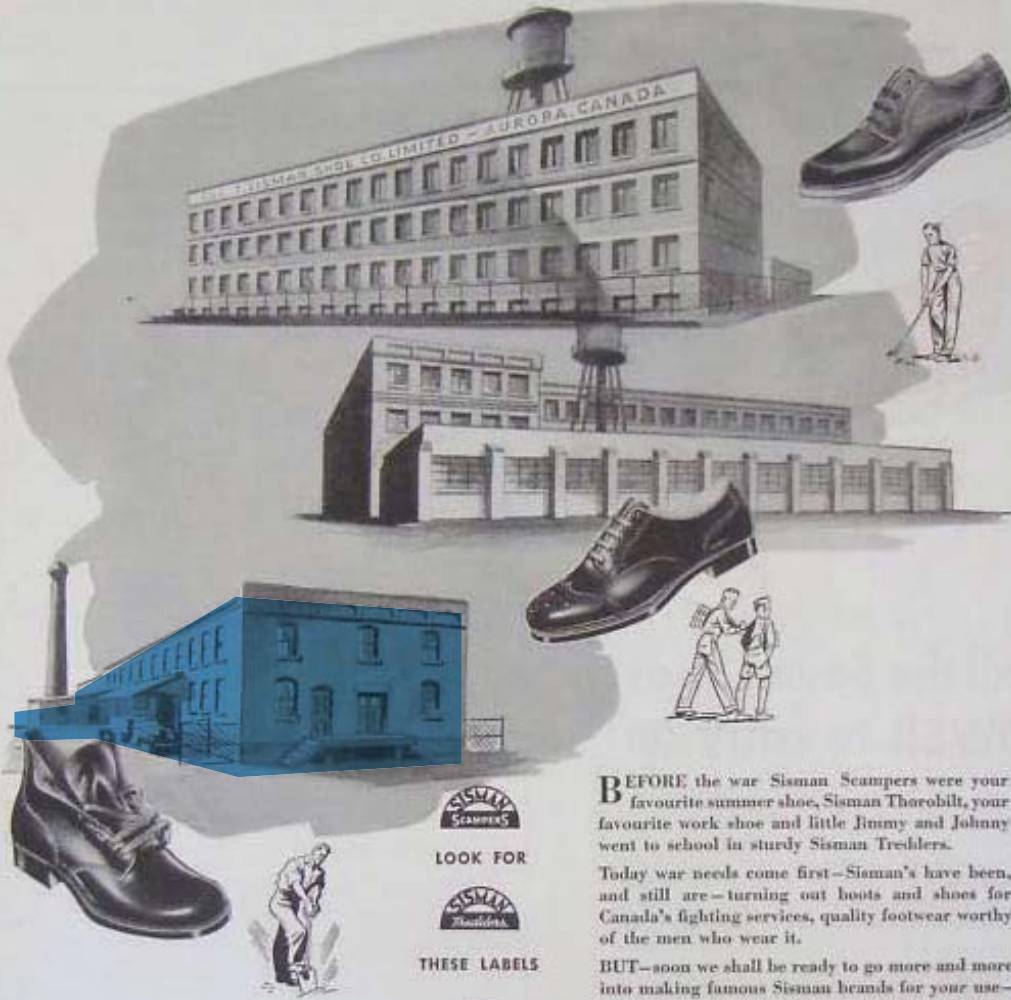
During the 1940s, the T. Sisman shoe company shifted from producing retail goods to produce supplies for the war effort (Heather Sisman, n.d.).



1960 Fire Insurance Plan indicates that Factory No. 1 (34 Berczy Street) was primarily used for storage, while manufacturing took place inside Factory No. 4 (38 Berczy Street) (Aurora Museum, 1960).



# ALL SET to make your new shoes...



**B**EFORE the war Sisman Scampers were your favourite summer shoe, Sisman Thorobill, your favourite work shoe and little Jimmy and Johnny went to school in sturdy Sisman Treadlers.

Today war needs come first—Sisman's have been, and still are—turning out boots and shoes for Canada's fighting services, quality footwear worthy of the men who wear it.

**BUT**—soon we shall be ready to go more and more into making famous Sisman brands for your use—ready to supply shoes for play and work, the most comfortable and hard-wearing you have ever worn. Sisman Shoes are coming back more and more.

*Your dealer may be able to supply you  
Sisman Shoes now. See him today.*

## SISMAN SHOES

*The* **T. SISMAN SHOE CO. LIMITED**  
NATIONAL MANUFACTURER  
**High Grade Work Shoes and the Famous Sisman Scampers**

Advertisement showing the Factory No. 1 & No. 3 to the south of the Site (top and middle) and Factory No. 2 on the site (lower), exact date unknown, c. 1939-1945. The extant building on the Site at 34 Berczy Street is highlighted in blue (Heather Sisman, Annotated by ERA).

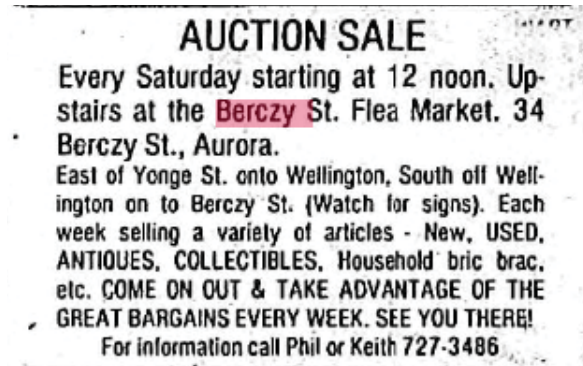


## End of the Shoe Era

Starting in the 1960s, the Canadian shoe industry saw rising competition from imports of non-leather footwear and the T.Sisman Shoe Factory was purchased by Kinney Shoes, an American Company.

By the 1970s, the Sisman Shoe company was no longer occupying the Site as Factory No. 1 and Factory No.4 ceased operations and all manufacturing took place in the larger building, Factory No. 2 located south of the Site. The closure of the Shoe Factory was announced later in 1976.

The factory buildings on the Site remained vacant until 1980s, when interior and exterior renovations were completed by its new owners, the Newell family. The buildings re-opened as a flea market and storage warehouse. Further renovations were completed to 34 and 38 Berczy Street in 2002 to accommodate offices. Aerial images during this period show that the broiler room which would have connected the two factories, and a walkway were removed, most likely to accommodate additional parking spaces for the businesses.



The Berczy St. Flea Market opened in the 1980s (Newmarket Era, 1984. p.B6)



1970 Aerial Image of the Site. The broiler room and walkway is shown connecting the buildings at 34 and 38 Berczy Street (York Region; annotated by ERA).



2002 Aerial image of the Site. The buildings at 34 and 38 Berczy Street are no longer connected and Factory No.2, located south of the Site, has been demolished (Google Earth; annotated by ERA).



2020 Looking west towards the surface parking area between 34 and 38 Berczy Street (Google Earth).

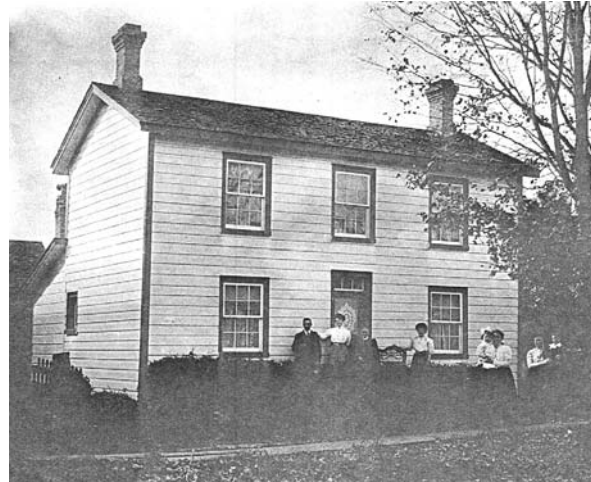
## Residential Development on Berczy Street

From the mid 19th to early 20th century, the segment of Berczy Street between Mosley Street and Wellington Street was at one time, owned by Rosanna Spence, a resident of York Township. Land registry and census records suggest that the dwellings in the area were often used as a rental investment, with owners' holding several properties.

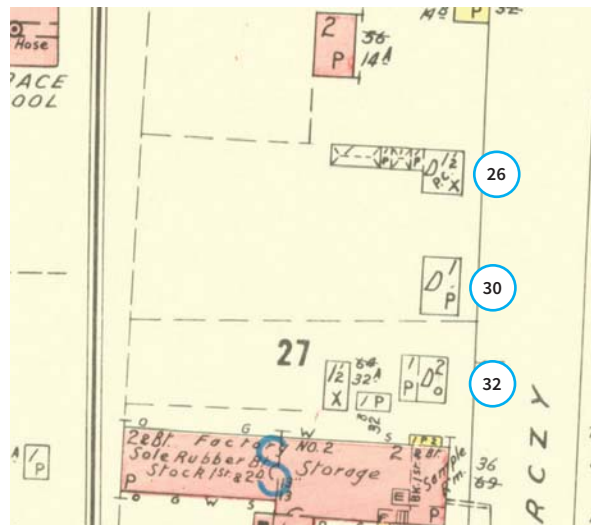
The York directories indicates that the Spence family never resided on the Site, rather the homes were of rental tenure.

After Mosley's Plan of Subdivision was completed in 1954, a one and a half storey dwelling at 32 Berczy Street was the first to be constructed in 1856 under the ownership of George Coles. By 1865, a two storey dwelling was constructed at 26 Berczy Street, while the adjacent lot to the north is recorded to be vacant.

In the 1960 fire insurance plan, the three dwellings municipally known as 26, 30, and 32 Berczy Street are visible.



32 Berczy Street, one of the early dwellings to be constructed as part of the Mosley subdivision (c.1856) (Aurora Museum, 1981).



In 1960, the three dwellings on the Site are recorded in the Fire Insurance Plan. 26 and 32 Berczy Street are listed in the Municipal Heritage Register (Aurora Museum).

### 3 HERITAGE POLICY CONTEXT

The following policy documents were reviewed in the preparation of this HIA, as they provide the framework for the property with respect to the properties on Site and adjacent heritage resources:

- Provincial Policy Statement, 2020 (the “PPS”);
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 (the “Growth Plan”);
- Region of York Official Plan, 2019 Consolidation (the “Regional Official Plan”);
- Town of Aurora Official Plan, 2015 Consolidation (the “Official Plan”);
- Aurora Promenade Secondary Plan, 2010 (the “Secondary Plan”);
- The Aurora Promenade Concept Plan Urban Design Strategy, 2010 (The “Urban Design Strategy”).

#### Provincial Policy Statement, 2020

The PPS directs land use planning in Ontario and identifies the importance of balancing growth demands with the conservation of significant built heritage resources and cultural heritage landscapes:

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

2.6.3 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.

#### A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020

The Growth Plan supports the development of prosperous and complete communities across the Greater Golden Horseshoe Region. This approach includes the recognition and conservation of cultural heritage resources and identifies the importance of built heritage and cultural landscapes to local identity, the tourist sector and the investment potential of communities.

**Significant:** means in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act (PPS 2020).

**Built heritage resource:** means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers (PPS 2020).

**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 (PPS 2020).

**Heritage attributes:** means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property). (PPS 2020).

Under 4.2.7 Cultural Heritage Resources, the Growth Plan directs the following:

- 1. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.*
- 2. Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources.*
- 3. Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision-making.*

**Cultural Heritage Resources:**

*Built heritage resources, cultural heritage landscapes and archaeological 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. While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation (Greenbelt Plan, as referenced in Growth Plan 2019).*

**Region of York Official Plan, 2010**

The primary objectives of *Section 3.4 Cultural Heritage* of the Regional Official Plan are:

To recognize, conserve and promote cultural heritage and its value and benefit to the community.

Policies under Section 5.5 identify the importance of preserving “Local Centres” and existing heritage streetscapes and place emphasis on urban design guidelines as a measure to ensure that forms and scale complement the existing character of surrounding communities.

**Cultural Heritage Resources:**

*a) Resources that contribute to our understanding of our past, including:*

*ii. built heritage resources, which means one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community (Aurora Official Plan, 2015).*

**Aurora Official Plan, 2010**

Aurora’s long-term vision includes the conservation and enhancement of cultural heritage resources and recognizes the important role cultural heritage plays in fostering community identity and local sense of place.

Section 13 of the Official Plan directs the conservation of cultural heritage resources, with objectives that aim towards (a) conservation, enhancement; (b) preservation, restoration, rehabilitation; and (c) promotion of, and public involvement in, managing cultural heritage resources.



The Site is located within the town's identified "Heritage Resource Area" as per Schedule D which is considered to be of primary significant to the Town's heritage (13.2.s).

Evaluation of cultural heritage is based on "i. aesthetic, design or physical value; ii. historical or associative value; and/or, iii. contextual value" (s.13.3d) and protection and conservation practices are based on "the Standards and Guidelines for the Conservation of Historic Places in Canada, the Appleton Charter for the Protection and Enhancement of the Built Environment and other recognized heritage protocols and standards" with "protection, maintenance and stabilization for all conservation projects" as a core guiding principle (s.13.3.i).

With respect to development adjacent to heritage resources, the following policies set out under s.13.3 apply:

*l) A Heritage Impact Assessment may also be required for any proposed alteration work or development activities involving or adjacent to heritage resources to ensure that there will be no adverse impacts caused to the resources and their heritage attributes. Mitigation measures shall be imposed as a condition of approval of such applications. All options for on-site retention of properties of cultural heritage significance shall be exhausted before resorting to relocation. The following alternatives shall be given due consideration in order of priority:*

*i. on-site retention in the original use and integration with the surrounding or new development;*

*ii. on site retention in an adaptive re-use;*

*iii. relocation to another site within the same development; and,*

*iv. relocation to a sympathetic site within the Town.*

*n) In the event that demolition, salvage, dismantling or relocation of a built heritage resource or cultural heritage landscape is found to be necessary as determined by Council, thorough archival documentation of the heritage resources is required to be undertaken by the proponent, at no cost to the Town. The information shall be made available to the Town for archival purposes.*

Section 4 provides further guidance for new development, with regards to its interface with cultural heritage resources:

*4.2. General Urban Design and Architectural Policies:*

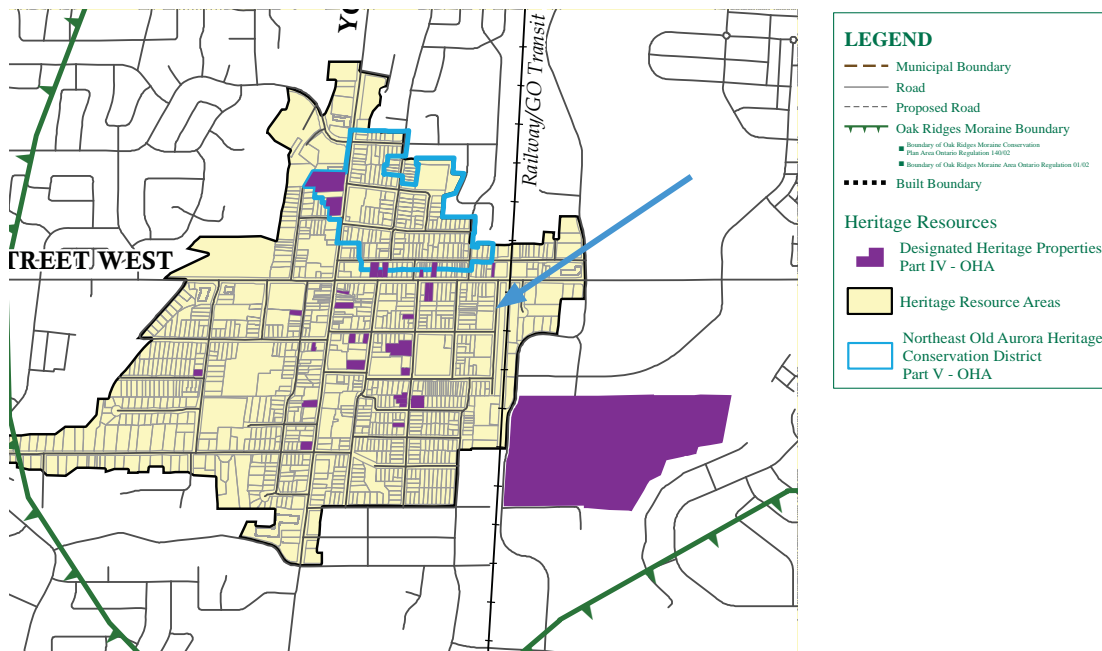
*f) To achieve human scale, attractive and safe public environments, in entryways, heritage areas, in and adjacent to streets and open spaces, the following urban design approaches should be implemented:*

*i. Development should encourage:*

*access to historic areas by walking, cycling and transit;*

*iv. Upper storeys of larger buildings may require setbacks to achieve:*

*vistas to heritage sites.*



Schedule D of the Town of Aurora's Official Plan. The Site identified by blue arrow (2010; annotated by ERA).

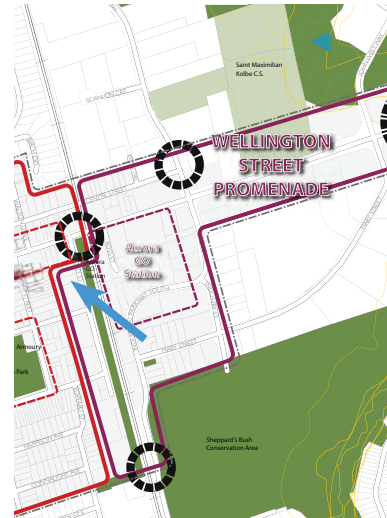
### The Aurora Promenade Concept Plan Urban Design Strategy, 2010

The purpose of the Urban Design Strategy is to guide and manage growth in Aurora. It provides guidance on public realm and private development and informs the Aurora Promenade Secondary Plan, 2010 policies set out under the Official Plan, 2010. .

The Site is located within the Wellington Street Promenade Character Area, one of the Aurora Promenade's four distinct character areas, as identified by the Urban Design Strategy. The Wellington Street Promenade is noted for having an inconsistent built character. It includes the Aurora Go Station Focus Area and is bounded by large open green spaces. Built form is comprised of a mix of employment, commercial and residential uses and made up of buildings that range in density and style. The design strategy for the Wellington Street Promenade aims to take advantage of intensification targets set by the proximity to public transport while scaling appropriately between an intensified area around the Aurora Go Station and the heritage neighbourhoods to the west.

With respect to adjacent listed heritage buildings the following guidelines are set out under Section 4:

- *New development proposed in The Aurora Promenade adjacent to an identified, listed or designated heritage property or identified landmark building should have a design that is sensitive and complementary.*
- *Where a building is being designed to reflect a historic architectural style, it should be consistent and true to all aspects of that era. It should appear to be architecturally authentic (e.g., Victorian or Edwardian).*
- *New buildings should consider and respect the scale, material and massing of adjacent heritage significant buildings.*
- *Setbacks of new buildings will be permitted in certain conditions where such placement will enhance the prominence of the adjacent heritage building, and provide an opportunity to create a benefit to a business (for example, a restaurant seating area).*



The Aurora Promenade Character Areas. Blue arrow identifying Site (The Aurora Promenade Concept Plan Urban Design Strategy 2010, annotated by ERA).



## Aurora Promenade Secondary Plan, 2010

The Site is located within the boundaries of the Aurora Promenade as identified on Schedule B1 under the Official Plan (see map on following page). The Promenade includes Aurora’s historic town centre and aims to encourage growth and development that preserves local cultural heritage while building upon existing assets to establish a vibrant and walkable “main street” or “downtown” character.

With respect to cultural heritage resources, the following Objectives (11.1) of the Secondary Plan guide decision making in the area and aim to achieve:

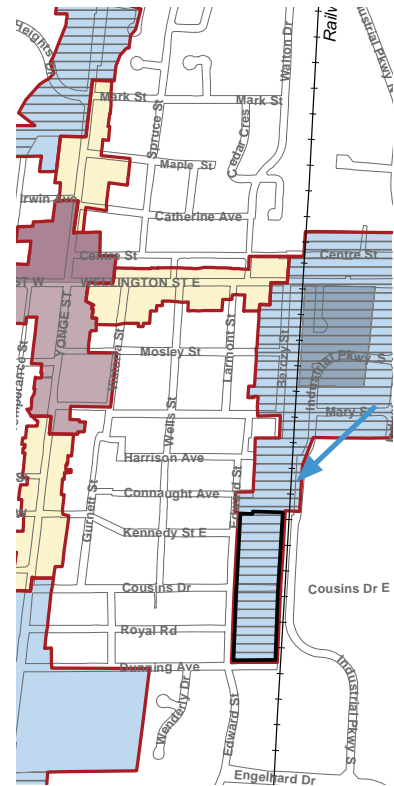
*i. Distinct Heritage and Culture – This Plan builds on the distinct heritage and culture of the Aurora Promenade. It defines the heritage resources and provides guidance on methods to conserve, protect and reinforce the neighbourhoods, streetscapes and significant buildings;*

*vii. Great Design and Architecture – This Plan is focused on ensuring a vibrant, inviting and appealing environment that will attract residents and new businesses, enhance the vitality of retail uses, encourage walking and resonate with visitors. To achieve this, new development must “fit” in and enhance the character, quality and appeal of The Aurora Promenade; and*

*viii. Towards a Sustainable Town - This Plan promotes a sustainable Aurora Promenade that respects its historic culture and character and embraces diverse cultural development and renewal in harmony with sound environmental management and business development activity.*

Policies under Section 11 include guidance on built form, including direction on height, as well as compatibility of design with the existing character and community context, and encouraging architectural variety.

According to Schedule B3, the Site is located on streetscapes identified as “Village Street” along Berczy Street and “Residential Heritage Street” along Mosley Street (s.11.12). Village Streets are noted for their “small-town, village-like atmosphere and character” and are characterized by their older house form buildings, with a mix of residential, office and retail, while Heritage Residential Streets are intended to remain residential in character, with primarily house form buildings.



Site identified by blue arrow (Aurora Official Plan 2010; annotated by ERA).

### LEGEND

- Secondary Plan Boundary
- Downtown
- Upper Downtown
- Downtown Shoulder
- Promenade General
- Promenade General Site
- Specific Policy Area
- Promenade Focus Area
- Special Design Areas

## 4 ASSESSMENT OF CULTURAL HERITAGE VALUE

### 4.1 Ontario Regulation 9/06 Analysis

The Site has been evaluated against the “Criteria For Determining Cultural Heritage Value or Interest” as found in Ontario Reg. 9/06 under the Ontario Heritage Act (the “OHA”). O. Reg. 9/06 states that “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”, as identified in the following pages. Meeting one or more of these criteria does not necessarily mandate designation.

This report finds that the de-listing and removal of 26, 32, and 34-38 Berczy Street from the Site will have an impact on cultural heritage value of the site. These buildings however, do not have significant heritage value, and are not good candidates for conservation as their design/physical, historical/associative, and contextual value are diminished, and have limited ability to convey historical associations or connections to the Site’s former industrial and supporting residential heritage.

Value (quoted from Ontario Reg. 9/06)	Assessment of 26 Berczy Street
<p><i>The property has design value or physical value because it,</i></p> <p><i>i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,</i></p> <p><i>ii. displays a high degree of craftsmanship or artistic merit, or</i></p> <p><i>iii. demonstrates a high degree of technical or scientific achievement.</i></p>	<p>The property at 26 Berczy Street is a one and a half storey detached dwelling, with an estimated construction date of 1865. 1913 fire insurance plans and early photographs suggests that the building was constructed with brick. Presently, the exterior has been modified with siding and the porch has been enclosed. The building is reflective of the Gothic Revival Cottage-style but is not a particularly rare or representative example of mid-to-late 19th century residential architecture.</p> <p>The property does not reflect a high degree of craftsmanship, artistic merit, or technical achievement.</p>
<p><i>The property has historical value or associative value because it,</i></p> <p><i>i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,</i></p> <p><i>ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or</i></p> <p><i>iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</i></p>	<p>A review of directories, land registry records and census records indicate that the property has contained residential uses since the mid 19th century. The property was originally under the ownership of Matthew Lepper, a general merchant and later Reeve of Aurora Village, it does not appear that a dwelling was constructed under Lepper's ownership. Rosanna Spence, of York Township, owned the property along with several other parcels surrounding the Aurora Station. Lepper's and Spence's historical significance is limited.</p> <p>The property has little potential to yield information that contributes to an understanding of community or culture.</p> <p>The architect or builder is unknown.</p>
<p><i>The property has contextual value because it,</i></p> <p><i>i. is important in defining, maintaining or supporting the character of an area,</i></p> <p><i>ii. is physically, functionally, visually or historically linked to its surroundings, or</i></p> <p><i>iii. is a landmark.</i></p>	<p>26 Berczy Street is located in an evolving context, where there is a fragment of uses. The character of Berczy Street is not overwhelmingly prevalent. Like all properties, the property at 26 Berczy Street is physically, functionally, visually and historically linked to its surroundings. However it does not exhibit such significant relationships to its surroundings to merit conservation under the Ontario Heritage Act.</p> <p>The property is not considered a landmark.</p>



## 5 CONDITION ASSESSMENT

ERA conducted a site visit to for the purpose of completing a preliminary review of the properties at 26, 30, 32, and 34-38 Berczy Street. Due to provincially mandated lock-down restrictions in place at the time due to COVID-19, a complete condition assessment was not completed. A full condition assessment and thorough documentation of the site will be completed upon lifting of restrictions.



32 Berczy Street (ERA, 2021)



30 Berczy Street (ERA, 2021)



32 Berczy Street (ERA, 2021)



30 Berczy Street (ERA, 2021)



32 Berczy Street (ERA, 2021)



26 Berczy Street (ERA, 2021)



32 Berczy Street (ERA, 2021)



26 Berczy Street (ERA, 2021)





34 Berczy Street (ERA, 2021)



34 Berczy Street (ERA, 2021)



34 Berczy Street (ERA, 2021)



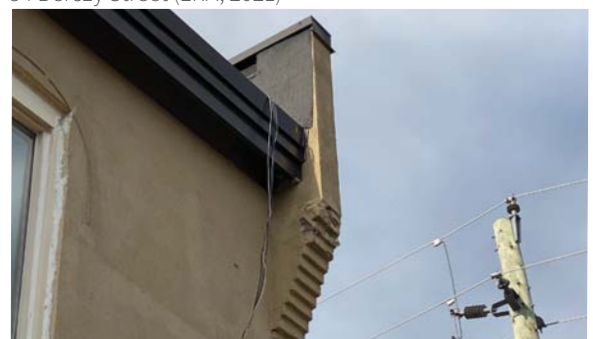
34 Berczy Street (ERA, 2021)



34 Berczy Street (ERA, 2021)



34 Berczy Street (ERA, 2021)



34 Berczy Street (ERA, 2021)





38 Berczy Street (ERA, 2021)



38 Berczy Street (ERA, 2021)



38 Berczy Street (ERA, 2021)



38 Berczy Street (ERA, 2021)



38 Berczy Street (ERA, 2021)



38 Berczy Street (ERA, 2021)



38 Berczy Street (ERA, 2021)

Value (quoted from Ontario Reg. 9/06)	Assessment of 32 Berczy Street
<p><i>The property has design value or physical value because it,</i></p> <p><i>i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,</i></p> <p><i>ii. displays a high degree of craftsmanship or artistic merit, or</i></p> <p><i>iii. demonstrates a high degree of technical or scientific achievement.</i></p>	<p>The property at 32 Berczy Street contains a two storey detached dwelling, with an estimated date of construction of 1856 under the ownership of George Coles. The directories do not suggest that Coles was a resident of the Town of Aurora. The dwelling is not representative of any recognized architectural style.</p> <p>The property does not reflect a high degree of craftsmanship, artistic merit, or technical achievement.</p>
<p><i>The property has historical value or associative value because it,</i></p> <p><i>i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,</i></p> <p><i>ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or</i></p> <p><i>iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</i></p>	<p>Similar to 26 Berczy Street, 32 Berczy Street was later owned by Rosanna Spence, suggesting the building was occupied by rental tenure. Cole's and Spence's historical significance is limited.</p> <p>The property has little potential to yield information that contributes to an understanding of community or culture.</p> <p>The architect or builder is unknown.</p>
<p><i>The property has contextual value because it,</i></p> <p><i>i. is important in defining, maintaining or supporting the character of an area,</i></p> <p><i>ii. is physically, functionally, visually or historically linked to its surroundings, or</i></p> <p><i>iii. is a landmark.</i></p>	<p>32 Berczy Street is located in an evolving context, where there is a fragment of uses. The character of Berczy Street is not overwhelmingly prevalent. Like all properties, the property at 32 Berczy Street is physically, functionally, visually and historically linked to its surroundings. However it does not exhibit such significant relationships to its surroundings to merit conservation under the Ontario Heritage Act.</p> <p>The property is not considered a landmark.</p>

Value (quoted from Ontario Reg. 9/06)	Assessment of 34-38 Berczy Street
<p><i>The property has design value or physical value because it,</i></p> <p><i>i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,</i></p> <p><i>ii. displays a high degree of craftsmanship or artistic merit, or</i></p> <p><i>iii. demonstrates a high degree of technical or scientific achievement.</i></p>	<p>The integrity of the buildings are limited due to the extensive renovations completed to the buildings in converting the use from industrial to commercial. Alterations to the buildings include the following:</p> <ul style="list-style-type: none"> <li>• removal of the adjoining components (broiler room and walkway) between 34 and 38 Berczy Street;</li> <li>• removal of the second entrance on 34 Berczy Street's front elevation;</li> <li>• removal of the side entrance and steps on 34 Berczy Street's south elevation; and</li> <li>• the original stone and brick construction on 34 Berczy Street and concrete block construction on 38 Berczy Street have been covered with cream-coloured stucco.</li> </ul>
<p><i>The property has historical value or associative value because it,</i></p> <p><i>i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,</i></p> <p><i>ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or</i></p> <p><i>iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</i></p>	<p>The building at 34 to 38 Berczy Street formed part of the larger T. Sisman Shoe Factory, one of the largest employers in the Town of Aurora in the 20th century. Many of its workers were recorded to live in adjacent streets, such as Larmont and Mosley Street. The factory has contributed to the early industrial landscape of Berczy Street, supported by the Aurora Train Station.</p> <p>The buildings were used as a secondary spaces for the T.Sisman Shoe Factory, with Factory No. 2 (34 Berczy Street) used primarily for storage and Factory No. 4 (38 Berczy Street) shortly used for manufacturing. The T. Sisman Shoe Factory primarily operated in Factory No. 1, south of the Site, that has since been demolished.</p> <p>The integrity of the building is diminished due to the extensive alterations completed in late 20th century. The property has little potential to yield information that contributes to an understanding of community or culture.</p> <p>The architect or builder is unknown.</p>
<p><i>The property has contextual value because it,</i></p> <p><i>i. is important in defining, maintaining or supporting the character of an area,</i></p> <p><i>ii. is physically, functionally, visually or historically linked to its surroundings, or</i></p> <p><i>iii. is a landmark.</i></p>	<p>34-38 Berczy Street is located in an evolving context, where there is a fragment of uses. The character of Berczy Street is not overwhelmingly prevalent. Like all properties, the property at 34-38 Berczy Street is physically, functionally, visually and historically linked to its surroundings. However it does not exhibit such significant relationships to its surroundings to merit conservation under the Ontario Heritage Act. The main factory building, being Factory No. 1, and the Thomas Sisman House has been demolished. The buildings on the Site was secondary to the demolished buildings, and its tie to the T.Sisman Shoe Factory is not apparent.</p> <p>The property is not considered a landmark.</p>





East elevation render of the proposed development (Studio JCI, 2021)



East elevation render of the proposed development (Studio JCI, 2021)

## 6 DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed development anticipates the removal of the existing buildings on the Site to allow for the construction of a seven-storey mixed-use development.

The proposed design is the result of close collaboration between ERA and Studio JCI. Preliminary heritage design direction provided included the following parameters:

- Focus of density along Berczy Street, furthest from adjacent listed house-form buildings;
- Reference to the elongated, rectilinear, industrial buildings which are primarily oriented perpendicular to the streets they front onto such as at 103 Mosley and 38 Berczy;
- Reveals that break up the Berczy streetwall giving the appearance of the perpendicular orientation noted above;
- Integration of progressive stepbacks on the west elevation to create a gradual transition of massing towards the residential neighbourhood;
- Integration of stepbacks above the 4th and 6th storey of the east elevation to minimize the visual impact of the increased density;
- Integration of glazing along upper storeys (5th-8th storeys on west elevation), to mitigate the visual weight of increased height;
- Integration of smaller, stepbacks along the north and south elevations;
- Siting of lower-scale townhouses at the Site's western extents, set back from the west property line to provide buffer between the development and residential neighbourhood to the west;
- Articulation of distinct masonry building base elements, to visually divide the building into smaller units and integrate new construction with the existing and historic context.

This collaborative effort resulted in a design that is responsive to the Site's former industrial character, and is sensitive to its heritage context.

The proposed development is primarily composed of two segments;

- a seven-storey block consisting of townhouses and commercial use at grade, fronting onto Berczy Street; and,
- a segment of two-storey townhouses fronting the west boundary of the site, and accessed via a new, pedestrian-oriented laneway located along the western boundary of the site.

The two building segments share underground parking, with vehicular access off Mosley Street. The development features a shared outdoor amenity space, situated in the interior of the site.

The first-four storeys of the development are detailed in brick masonry, with industrial-inspired windows and doors. Storeys five and above feature progressive stepbacks, residential terraces, and design that is more contemporary in expression, articulation and material.



East elevation render view of the proposed development (Studio JCI, 2021)



Southeast render view of the proposed development (Studio JCI, 2021)





Southwest render view of the proposed development (Studio JCI, 2021)



Render of the proposed shared amenity space (Studio JCI, 2021)

## 7 IMPACT ASSESSMENT

### 7.1 Impacts on Site

The development proposes to remove all properties on Site, including the following buildings which are listed on the Municipal Heritage Register;

- 26 Berczy Street, *Listed*
- 32 Berczy Street, *Listed*
- 34-38 Berczy Street, *Listed*

This report finds that the de-listing and removal of these buildings from the Site will have **negative impacts** on the Site as identified by the Ontario Heritage Toolkit. As noted in the *Assessment of Cultural Heritage Value* section of this report, these buildings however, are not good candidates for conservation.

The proposed development mitigates impacts by incorporating design that is informed by the Site's industrial past, most notably the former T. Sisman Shoe brick-and-beam Factory buildings that occupied the site. Design considerations that mitigate impacts to adjacent heritage resources have also be incorporated, as described later in this report.

*The Ontario Heritage Toolkit is a series of guides designed to help understand the heritage conservation process in Ontario. The Toolkit identifies potential negative impacts on a cultural heritage resource from new development. **Negative impacts** include, but are not limited to:*

**Destruction** of any, or part of any, significant heritage attributes or features;

**Alteration** that is not sympathetic, or is incompatible, with the historic fabric and appearance;

**Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;

**Isolation** of a heritage attribute from its surrounding environment, context or a significant relationship;

**Direct or indirect obstruction** of significant views or vistas within, from, or of built and natural features;

**A change in land use** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;

**Land disturbances** such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource. (Ontario Heritage Toolkit).

## 7.2 Impacts on Adjacent Heritage Resources

The proposed development is not anticipated to have any negative impacts, as identified by the Ontario Heritage Toolkit, on the cultural heritage value of the adjacent heritage resources.

Development of the Site will have impacts on the adjacent heritage properties inherent to any form of intensification, including increased pedestrian and vehicular activity, and change of use.

While the majority of proposed massing is distributed along the Site's eastern edge, the development will visually impact the context of this historically low-rise area, when viewed from the listed properties to the west. A pedestrian laneway situated on the east edge of the site creates a buffer between the properties, and a two-storey townhouses mitigate this visual impact by providing a gentle transition to the neighbouring sites.

This report finds that the proposed development appropriately mitigates these impacts by introducing contemporary mixed-use development that interprets the Site's industrial history and employs a number of heritage designs strategies , as detailed in the following section of the report.

### *Adjacent Heritage Properties*

- 99 Wellington Street East, Listed
- 121 Wellington Street East, Listed
- 105 Wellington Street East, Listed
- 25 Larmont Street, Listed
- 29 Larmont Street, Designated under Part IV, OHA
- 31 Larmont Street, Listed
- 33 Larmont Street, Listed
- 35 Larmont Street, Listed
- 41 Larmont Street, Listed
- 45 Larmont Street, Listed
- 98 Mosley Street, Listed



## 8 CONSERVATION AND MITIGATION STRATEGY

### 8.1 Conservation Strategy

ERA has evaluated the Site against the *Criteria For Determining Cultural Heritage Value for Interest*, Ontario Reg. 9/06, under the OHA, and concluded that the buildings presently on-Site do not possess significant cultural heritage value. Further, the proposal described in Section 6 of this report considers the removal of the buildings on Site. Therefore, a conservation strategy has not been provided, rather a mitigation strategy that responds to the heritage character of adjacent heritage context is proposed.

### 8.2 Mitigation Strategies

The proposed development interprets features inspired by the former brick-and-beam T. Sisman Shoe Factory buildings.

Design considerations with regard to the Site's heritage character and relationships to adjacent properties on the Municipal Heritage Register have been incorporated as follows:

- Focus of density along Berczy Street, furthest from adjacent listed house-form buildings;
- Reference to the elongated, rectilinear, industrial buildings which are primarily oriented perpendicular to the streets they front onto such as at 103 Mosley and 38 Berczy;
- Reveals that break up the Berczy streetwall giving the appearance of the perpendicular orientation noted above;
- Distinct yet compatible architectural expression to further give the appearance of distinct volumes;
- Varied masonry palette applied to break up visual mass and integrate new construction with the existing and historic context;

- Integration of glazing along upper storeys (5th-7th storeys on east elevation), to mitigate the visual weight of increased height;
- Progressive stepbacks of the 4th, 5th, 6th and 7th storeys of the building on both the east and west elevations;
- Siting of lower-scale townhouses at the Site's western extents, set back from the west property line by approximately 9 m;
- The use of materials that are distinct from, and sympathetic to, the adjacent heritage resources;
- Glazing pattern that references the articulation and gridded fenestration patterns found on the surrounding industrial heritage resources;
- Arched brick window details consistent with heritage context; and
- Fine-grain ground-floor activation consistent with the evolving Berczy Street context.

Additional commemorative strategies may be explored to further mitigate impacts of the development by communicating the historical narratives of the Site, using interpretive media.

This approach would complement the interpretive architectural elements discussed above and include themes such as the history of the T. Sisman Shoe Company, and the development of railside industry in early Aurora, and the evolution of the Berczy Street corridor.

Both on-and off-Site strategies are proposed to be explored. Preliminary approaches may include plaques, signage, art and off-site contributions to historic understanding of the area (books, articles, videos, exhibits).



South Elevation (Studio JCI, 2021)



North Elevation (Studio JCI, 2021)



East Elevation (Studio JCI, 2021)



West Elevation (Studio JCI, 2021)

## 9 CONCLUSION

This report finds that the de-listing and removal of 26, 32, and 34-38 Berczy Street from the Site will have an impact on cultural heritage value of the site. These buildings however, do not have significant heritage value, and are not good candidates for conservation as their design/physical, historical/associative, and contextual value are diminished, and have limited ability to convey historical associations or connections to the Site's former industrial and supporting residential heritage.

The proposed development proposes to interpret the cultural heritage value of the Site by introducing contemporary development which uses materiality and architectural expression consistent with the former main T. Sisman factory building on the Site.

The proposed design responds to the criteria set out in heritage policy applicable to this site, such as those set out in Section 4 of *The Aurora Promenade Concept Plan Urban Design Strategy, 2010*, and Section 11 *Aurora Promenade Secondary Plan, 2010*. The proposal achieves this by incorporating design strategies such as setbacks, stepbacks, and site arrangement, and architectural expression are sympathetic to the area's 20th century industrial heritage character.

Additional commemorative strategies may be explored to further mitigate impacts of the development by communicating the historical narratives of the Site, using interpretive media, such as plaques, signage, art and off-site contributions to historic understanding of the area (books, articles, videos, exhibits).

In conclusion, this report finds that the proposed development appropriately mitigates negative impacts to the Site and adjacent properties's cultural heritage value.



## 10 PROJECT PERSONNEL

### Philip Evans

Philip Evans is a registered architect with the OAA, principal of ERA Architects and the founder of small. In the course of his career, he has led a range of conservation, adaptive reuse, design, and feasibility planning projects. Philip is a professional member of CAHP and RAIC.

### Janice Quieta

Janice Quieta is an associate with the heritage architecture team at ERA Architects. She received her Master of Architecture degree from Dalhousie University after completing a Bachelor of Architectural Science degree at Ryerson University. Her graduate thesis examined the feasibility of retrofitting post-war residential towers Toronto's St. Jamestown using a socially and ecologically sustainable program. She has studied and worked in Toronto, Halifax, Dusseldorf, and Koln.

### Neil Phillips

Neil Phillips is a Project Manager with the heritage team at ERA Architects. He holds a Master of Landscape Architecture from the University of Toronto, a certificate in Urban Design from Harvard University, a Bachelor of Urban and Regional Planning from Ryerson University, and a Bachelor of Public Administration from the University of Ottawa.

### Catherine Huynh

Catherine Huynh is a planner with ERA Architects. She holds a Bachelor of Urban and Regional Planning (BURPI) from Ryerson University.

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# 12 APPENDICES