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Town of Aurora
General Committee Report
No. PDS20-075

Subject: Heritage Permit Application
23 Mark Street
HPA-2020-02

Prepared by: Carlson Tsang, Planner/Heritage Planning

Department: Planning and Development Services

Date: December 1, 2020

Recommendation

1. That Report No. PDS20-075 be received; and
2. That Heritage Permit Application File: HPA-2020-02 to permit the replacement of twenty-seven windows on the existing dwelling at 23 Mark Street be approved.

Executive Summary

This report provides the General Committee with the necessary information to consider Heritage Permit Application HPA-2002-002 to allow the replacement of twenty-seven windows on the existing dwelling located at 23 Mark Street within the Northeast Old Aurora Heritage Conservation District.

- Staff have no concern with the proposed new windows and support the approval of the heritage permit application.

Background

The two-storey single family dwelling at 23 Mark Street is approximately 1,059.09 m² (11,400 ft²) in size and is located between Yonge Street and Spruce Street within the Northeast Old Aurora Heritage Conservation District (see Attachment 1). The dwelling was constructed circa 1920 (see Attachment 2). A rear addition was constructed in the late 1980's. Vehicular access is provided by a driveway from Mark Street. The lot is

slightly elevated from the street supported by a stone retaining wall along the frontage of the property.

The dwelling can be described as an Edwardian/Foursquare style building characterized by a hip roof with gable front, brick chimney, and front covered porch with brick columns. The main component of the building is finished with brick cladding, while the rear addition is finished with board and batten. The existing windows on the building are all rectangular shaped multi-grid double-hung windows, with the exception of the triple casement bay windows on the rear facade.

Heritage Designation

In 2006, Town Council passed By-Law 4809-06.D to designate 23 Mark Street under Part V of the Ontario Heritage Act as part of the Northeast Old Aurora Heritage Conservation District. Council also passed By-Law 4809-06.D to adopt the “Northeast Old Aurora Heritage Conservation District Plan” as the document to guide the preservation, restoration of properties and streetscapes located within the District. 23 Mark Street is identified as a contributing property to the Heritage Conservation District.

Proposed Alteration

The application proposes to install twenty double hung windows in various areas on the north, east and west façade of the building, and seven casement windows on the south façade of the rear addition. Details and specification of the new windows are contained in Attachment 3. No other changes are being proposed to the exterior of the building.

Analysis

Staff have no concern with the proposed new windows and support the approval of the heritage permit application.

The twenty double-hung windows proposed on the north, east and west facade are generally similar in style as the existing windows. The proposed 4/1 grid design fits well with the Edwardian architectural style of the building and will complement the heritage character of the neighborhood. The vertical proportion of the windows is in keeping with the ratio recommended in the Northeast Old Aurora Heritage Conservation District Plan. There will be no changes to the dimension of the openings to ensure the protection of the original fenestration of the building. The existing stone window sills will not be

disturbed by the proposed work. Staff are of the opinion that the proposed twenty double-hung windows will not affect the character of the original home or the overall streetscape.

On the south façade, the applicant is proposing to replace the existing triple casement bay windows with similar style casement windows (see Attachment 3). While the Northeast Old Aurora Heritage Conservation District Plan does not encourage casement windows on heritage buildings, staff note that the proposed casement bay windows will not deviate from the existing character of the building.

The other four casement windows proposed at the rear façade are for the master bedroom on the second floor. Staff suggested the applicant consider double-hung windows as per the guidelines of the District Plan. The applicant explained that the intent is to match the appearance of the bay window immediately below and would like to proceed with the application as submitted.

Staff note that the casement windows will only be installed in the rear addition, not the original section of the building. Further, the casement windows will not be visible from a public street. After careful consideration, staff are of the opinion that the casement windows for the master bedroom are acceptable and have no objection to their installation.

Advisory Committee Review

The Heritage Advisory Committee reviewed the application at its meeting on November 2, 2020. The Committee noted that the proposed windows are compatible with the original character of the building and will have no impact on the heritage character of the host neighbourhood.

The Committee suggested that the casement windows at the rear could be designed with muntin bars to mimic the appearance of a traditional sash window. However, the Committee had no objection if the applicant proceeds with the application as submitted. The Heritage Advisory Committee supported the approval of Heritage Permit Application File: HPA-2020-02 to permit the replacement of twenty-seven windows on the existing dwelling at 23 Mark Street.

Legal Considerations

Under Section 42 of the Ontario Heritage Act, any developments or alterations that would potentially impact the heritage character of a property located within a Heritage Conservation District requires Council's consent. This legislative requirement is implemented in the Town of Aurora through the process of a Heritage Permit Application, which is subject to Council's approval in consultation with the Heritage Advisory Committee. Council must make a decision on a heritage permit application within 90 days after the notice of receipt is served on the applicant, otherwise Council shall be deemed to have consented to the application. The 90-day deadline for this permit application is January 5, 2021. Council may extend the review period of a heritage application without any time limit under the Ontario Heritage Act provided it is agreed upon by the owner.

If Council refuses the application, the owner may appeal the refusal to the Local Planning Appeal Tribunal.

Financial Implications

There are no direct financial implications from this report; all applicable fees and charges owing to date have been collected.

Communications Considerations

The Town will use 'Inform' as the level of engagement for this application. There are five different levels of community engagement to consider, with each level providing the community more involvement in the decision-making process. These levels are: Inform, Consult, Involve, Collaborate and Empower. Examples of each can be found in the Community Engagement Policy. These options are based on the International Association of Public Participation (IAP2) Spectrum and assist in establishing guidelines for clearly communicating with our public and managing community engagement. In order to inform the public, this report will be posted to the Town's website.

Link to Strategic Plan

The conservation of heritage resources supports the Strategic Plan goal of *Supporting an Exceptional Quality of Life for All* through its accomplishment in satisfying requirements in objective *Celebrating and Promoting our Culture*.

Alternative(s) to the Recommendation

1. That Council provide direction.

Conclusions

Staff support the approval of Heritage Permit Application HPA-2020-02 to permit the installation of twenty double-hung windows and seven casement windows for the existing dwelling at 23 Mark Street.

Attachments

Attachment 1 – Location Map

Attachment 2 – Photographs of existing building

Attachment 3 – Details of the new windows

Previous Reports

HAC20-011 – Heritage Permit Application for 23 Mark Street – November 2, 2020

Pre-submission Review

Agenda Management Team review on November 12, 2020

Approvals

Approved by David Waters, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer