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Town of Aurora
Memorandum
Community Services

Re: Petch House – Proposed Use
To: Heritage Advisory Committee
From: Robin McDougall, Director of Community Services
Date: April 8, 2024

Recommendation

1. That the memorandum regarding Petch House – Proposed Use be received; and
2. That the Heritage Advisory Committee comments regarding Petch House – Proposed Use be received and referred to staff for consideration and further action as appropriate.

Background

The topic of possible renovations to the Petch House were previously brought before the Heritage Advisory Committee on November 2, 2020 (HAC20-012) and April 5, 2021 (Memo). At that time, the Committee expressed questions and concerns about a variety of things including parking capacity, occupant load, washroom facilities, accessibility, seasonal requirements, interior finishes, and the potential impact on any installation on the heritage attributes of the building.

As the previous terms Committee members comments had not yet been brought to Council, staff prepared a report and shared it with Council on February 20, 2024.

Taking into consideration the feedback from HAC from 2021, staff reviewed some options and determined a recommended path of making minimal improvements to the Petch House in order to accommodate a seasonal use for the purposes of a wedding chapel. These renovations would include:

- Cosmetic upgrades
- Addition of lighting
- Accessible ramp added to the entrance door

- Flooring system and covering
- Security system provisions
- Purchase of wedding décor

These basic improvements would have no impact on the heritage features of the Petch House. With these proposed improvements and the type of use (seasonal use), the capacity of the Petch House could hold up to a maximum of 10 people. This structure's basic compliance with the Ontario Building Code has already been achieved and occupancy may be granted now with the recent replacement of its windows that open and close allowing for adequate air circulation for seasonal bookings.

In the future, if the demand continues to increase with a desire for year-round access or to support alternative uses (i.e. meeting space), a more significant renovation would be required. This would include the addition of electrical, HVAC and washrooms. This level of renovation could cost approximately \$250,000 and would need to consider the impact on the heritage attributes of the building.

As noted in the staff report, staff would ensure once a design is prepared, they would return to the Committee to obtain their feedback prior to commencing any renovations.

Council was generally comfortable with the staff recommendation of the basic improvements; however, they referred the report back to the Committee. Considering this is a new term and some of the members are new, Council wanted the current committee to be able to consider its options and share their feedback even if it doesn't change from the previous term.

Attachments

None

Previous Reports

February 20, 2024 - CMS24-005 Petch House – Considerations

April 5, 2021 – Memo to HAC – Conversion of the Petch House to a Wedding Chapel

November 2, 2020 – HAC20-012 – Potential Conversion of the Petch House

April 17, 2018 – PDS18-038 – Petch House – Potential Conversion to a Wedding Chapel Use