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CLERK'S OFFICE
John Leach
Director, Customer and
Legislative Services

905-727-3123 ext 4771
JLeach@e-aurora.ca

Town of Aurora
1 Municipal Drive,
Box 1000, Aurora, ON L4G 6J1



April 27, 2010

Ontario Heritage Trust
Heritage Programs and Operations Branch
10 Adelaide Street East, Suite 203
Toronto, Ontario, Canada
M5C 1J3

Att: Mr. Sean Fraser, Manager, Acquisitions and Conservation Services

Dear: Mr. Fraser

**RE: Notice of Passing of By-law to Designate a Property to be of Cultural
Heritage Value or Interest
93 Wells Street
Lot 40, Plan 120
Town of Aurora, Regional Municipality of York**

Please find a copy of By-law 5217-10 which includes a statement explaining the cultural heritage value or interest and a description of the heritage attributes of the above-noted property.

Yours sincerely,


John Leach
Director, Customer and Legislative Services

c. Mai Al Nabhan, Manager of Heritage Planning and Urban Design



THE CORPORATION OF THE TOWN OF AURORA

By-law Number 5217-10

**BEING A BY-LAW to designate a
property to be of cultural heritage
value or interest – (93 Wells Street)**

WHEREAS Part IV, section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, provides that the council of a municipality may, by by-law, designate a property within the municipality to be of cultural heritage value or interest;

AND WHEREAS on December 8, 2009, The Corporation of the Town of Aurora approved the recommendations of its Heritage Advisory Committee to designate the property municipally known as 93 Wells Street (the "Property") to be of cultural heritage value or interest;

AND WHEREAS the Town Clerk of The Corporation of the Town of Aurora caused notice of the intention to designate the Property to be served on the owner of the Property and the Ontario Heritage Trust and published in a newspaper having general circulation in the municipality;

AND WHEREAS there were no objections to the proposed designation of the Property served on The Corporation of the Town of Aurora;

AND WHEREAS the Council of The Corporation of the Town of Aurora deems it necessary and expedient to enact a by-law to designate the Property to be of cultural heritage value or interest;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF AURORA ENACTS AS FOLLOWS:

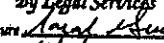
1. THAT the Property described on Schedule "A" attached hereto and forming part of this By-law be hereby designated to be of cultural heritage value or interest;
2. THAT a statement explaining the cultural heritage value or interest of the Property and a description of the heritage attributes of the Property are set out on Schedule "B" attached hereto and forming part of this By-law;
3. THAT the Town Clerk of The Corporation of the Town of Aurora shall serve a copy of this By-law on the owner of the Property and the Ontario Heritage Trust and publish notice of the by-law in a newspaper having general circulation in the municipality.
4. THAT the Town Solicitor of The Corporation of the Town of Aurora shall register against the Property in the proper Land Registry Office, a copy of this By-law including an Affidavit of the Town Clerk respecting the giving of notice referenced herein to be attached to and forming part of this By-law.

READ A FIRST AND SECOND TIME THIS 13TH DAY OF APRIL, 2010.

READ A THIRD TIME AND FINALLY PASSED THIS 13TH DAY OF APRIL, 2010.


PHYLLIS M. MORRIS, MAYOR


JOHN D. LEACH, TOWN CLERK

Approved as to Form
By Legal Services
Signature: 
Date: 4/1/10

**SCHEDULE "A" TO
BY-LAW 5217-10**

Description of Property

All and singular those certain parcels or tracts of land and premises situate, lying and being in the Town of Aurora, in the Regional Municipality of York, municipally known as 93 Wells Street, and being composed of Lot 40, Plan 120, including the house and all other buildings and structures thereon.

SCHEDULE "B" TO BY-LAW 5217-10

Statement of Cultural Heritage Value or Interest

The property located at 93 Wells Street is a significant contributor to the character of the Southeast Old Aurora.

Design or Physical Value

The house has architectural value as a classic and good example of the Arts and Crafts Bungalow style; 1½ storey high with large covered front porch, square columns and stone supports; large gable roof with front gabled dormer and wide eaves; exterior rustic stone chimney; and, exterior cobblestone siding.

Contextual Value

The house has contextual value as part of an intact neighbourhood of well maintained early 20th Century Bungalow, Arts and Crafts, Colonial Revival and Edwardian Homes built around the same time.

Description of Heritage Attributes

Important to the preservation of 93 Wells Street are the original key attributes that express its value, these include:

Exterior Elements

- The Arts and Crafts bungalow, 1½ storey
- Gable roof with front gabled dormer and wide eaves
- Cobblestone siding
- Covered front porch with square columns and stone supports
- Window openings including the bay window on main façade
- Front door opening
- Rustic chimney

Explanatory Note

Re: Heritage Designation By-law 5217-10

By-law Number 5217-10 to designate the property municipally known as 93 Wells Street, Aurora, as a property of cultural heritage value or interest pursuant to the provisions of Part IV, Section 29 of the *Ontario Heritage Act*, R.S.O., 1990, c. O.18.



CLERK'S OFFICE
John Leach
Director, Customer and
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Town of Aurora
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Box 1000, Aurora, ON L4G 6J1

April 6, 2010

Ontario Heritage Trust
Heritage Programs and Operations Branch
10 Adelaide Street East, Suite 203
Toronto, Ontario, Canada
M5C 1J3

Att: Mr. Sean Fraser, Manager, Acquisitions and Conservation Services

Dear: Mr. Fraser

**RE: Notice of Intention to Designate a Property to be of Cultural Heritage Value
or Interest
15231 Yonge Street (Bond's Grocery Store)
Lot 142, Plan 246, together with R212994
Town of Aurora, Regional Municipality of York**

Please find attached a Notice of Intention to Designate, which includes a statement explaining the cultural heritage value or interest and a description of the heritage attributes of the above-noted property.

Yours sincerely,

John Leach
Director, Customer and Legislative Services

c. Mai Al Nabhan, Manager of Heritage Planning and Urban Design



**NOTICE OF INTENTION
TO DESIGNATE A BUILDING OF
CULTURAL HERIATGE VALUE OR INTEREST**

TAKE NOTICE THAT the Council of The Corporation of the Town of Aurora intends to designate the following property as a property of cultural heritage value or interest pursuant to the provisions of Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended. A brief statement of reasons is included.

15231 Yonge Street (Bond's Grocery Store)
Lot 142, Plan 246, together with R212994
Town of Aurora, Regional Municipality of York

Description of Property

The structure, known municipally as 15231 Yonge Street, is a 2 storey commercial building, located on the east side of Yonge Street between Wellington and Mosley Streets just to the south of Wellington Street at Aurora's historical commercial core.

Statement of Cultural Heritage Value

The Bond's Grocery Store located at 15231 Yonge Street meets several criteria required for designation under Part IV of the *Ontario Heritage Act*. The structure is significant because of its historical, architectural and contextual values.

Historical Value

The Bond's Grocery Store was built for the Bond family, general merchants in Aurora. The builder was George Browning, a prominent local builder and member of the Browning family who built many homes and other structures in Aurora and beyond.

Design or Physical Value

The subject structure was built in 1903 replacing an older frame building of the early 1850s. The Bond's store is a good example of Aurora's commercial architecture in the early 1900s with its flat roof, brick work, corbels, parapet, voussoirs, and show windows.

Contextual Value

The Bond's Grocery Store is one of the retail buildings in the former Stevenson Block. The store is part of an intact strip of commercial building on the east side of Yonge Street that was built between the 1850s and the 1950s. These buildings share similar characteristics that make a visual impact and noticeable contribution to the Aurora's historical commercial core.

Description of Heritage Attributes

Exterior Elements

- commercial structure, 2 storey high
- flat roof
- original window openings, front elevation
- original door opening, front elevation
- all brick detailing on front elevation
- show windows on main floor, front elevation

DETAILED REASONS FOR THE PROPOSED DESIGNATION CAN BE OBTAINED BY CONTACTING THE UNDERSIGNED.

Any person may, before 4:30 p.m. on the 6th day of May, 2010, send by registered mail or deliver to the Town Clerk, Notice of Objection to the proposed designation, together with a statement of the reasons for the objection and all relevant facts. If a Notice of Objection is received, the Council of the Town of Aurora will refer the matter to the Conservation Review Board for a hearing and a report.

Further information respecting the proposed designation(s) is available from the Clerk's Office upon request.

DATED at Aurora this 6th day of April, 2010.

John Leach, Director, Customer and Legislative Services, Town of Aurora, 1 Municipal Drive, Box 1000, Aurora, ON, L4G 6J1