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ONTARIO HERITAGE TRUST

Corporate Services
Michael De Rond
905-727-3123 ext. 4758
mderond@aurora.ca
Town of Aurora
100 John West Way
Box 1000,
Aurora, ON L4G 6J1

APR 30 2021

RECEIVED

April 21, 2021

Via Registered Mail

Ms. Erin Semande
Ontario Heritage Trust
Heritage Programs and Operation
10 Adelaide Street East
Toronto, Ontario M5C 1J3

Dear Ms. Semande,

**Re: Notice of Passing of By-law to Designate 15 Properties
to be of Cultural Heritage Value or Interest**

**15195 Yonge Street
15199 Yonge Street
15203 Yonge Street
15210 Yonge Street
15216 Yonge Street
15218 and 15220 Yonge Street
15221 Yonge Street
15222, 15224 and 15226 Yonge Street
15225 Yonge Street
15229 Yonge Street
15233 Yonge Street
15240 Yonge Street
15242 Yonge Street
15243A Yonge Street
15243B Yonge Street**

Please find a copy of By-law 6323-21, 6324-21, 6325-21, 6326-21, 6327-21, 6328-21, 6329-21, 6330-21, 6331-21, 6332-21, 6333-21, 6334-21, 6335-21, 6336-21, and 6337-21. Each by-law includes a statement explaining the Cultural Heritage Value or Interest and a description of the heritage attributes of the p

Yours sincerely,



Michael De Rond
Town Clerk

Attach.

c. Carlson Tsang, Planner, Heritage Planning

The Corporation of the Town of Aurora

By-law Number 6331-21

Being a By-law to designate a property to be of cultural heritage value or interest (15225 Yonge Street "Winter's Bakery").

Whereas under subsection 29(1) of the *Ontario Heritage Act*, R.S.O. 1990, c. 0.18, as amended, 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 June 12, 2018, the Council of The Corporation of the Town of Aurora (the "Town") approved the recommendations contained in Report No. HAC18-008, to designate the property municipally known as 15225 Yonge Street, as described on the attached Schedule "A" (the "Property") to be of cultural heritage value or interest;

And whereas the Town Clerk 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to the proposed designation of the Property served on the Town, or a person who has served a notice of objection has withdrawn the objection;

And whereas the Council of the Town 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 hereby enacts as follows:

1. The Property, as described on the attached Schedule "A", be and is hereby designated to be of cultural heritage value or interest.
2. 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 the attached Schedule "B".
3. The Town Clerk shall serve a copy of this by-law on the owner of the Property and the Ontario Heritage Trust and publish notice of this by-law in a newspaper having general circulation in the municipality.
4. The Town Solicitor 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.

Enacted by Town of Aurora Council this 30th day of March, 2021.



Tom Mrakas, Mayor



Michael de Rond, Town Clerk

Schedule "A"

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 15225 Yonge Street, and being composed of Part of Lot 1 E/S Yonge Street, Plan 68, Part 1, Plan 65R6220, Aurora, being all of PIN 03651-0031 (LT), including the primary building thereon.

Schedule "B"**Statement of Cultural Heritage Value or Interest**

The subject property is located at 15225 Yonge Street and is colloquially known as Winter's Bakery. The building façade slightly encroaches on the Yonge Street property line. Its design is that of a modest small town commercial building from the early 1800s. The design of this building has evolved from a wood structure with a gable end fronting Yonge Street into a wood "stagefront" and storefront circa 1894 and then reconstructed to "restore" the gable end in 1988.

It is a rectilinear two storey structure with a moderately pitched roof and low floor to ceiling heights. The south sidewall is early twentieth century buff brick while the rear and north wall are wood sheathing beneath asphalt cladding. The storefront configuration with recessed entries at both sides of a bay storefront window with a slender central mullion is from 1894. There is a well preserved Coca Cola graffiti advertisement on the south wall that is visible from a shared walkway.

The Official Plan recognizes the northern corners of Yonge and Wellington Streets south to Tyler and Mosely Streets as the "Historic Downtown" of the "Old Town." The building has historical value based on its association with the early development of the main street of the "Historic Downtown" of Aurora. It is the oldest extant building on the main street and harkens back to the less prosperous time of the main street of the early nineteenth century. It has an association with G. L. Stevenson who built the building c1850. Stevenson was a saddle and harness maker as well as a feed supplier whose business likely attracted farmers in to the town from the surrounding area. He served on the first Aurora Town Council and was re-elected for four terms.

In 1885 the *Aurora Borealis* was a tenant for a brief time, after which followed a series of bakers between 1888 and 1905. Since 1942, barbers have consistently leased or owned the building.

The building has contextual value as a contributing historic main street building. It is the only building on the main street with a gabled end facing Yonge Street. It is the most modest building along the main street with a narrow frontage and low floor to ceiling height. It is the only example of the built form common to the early 1800s within the historic downtown of this main street. The storefront constructed c. 1894 visually links the building with the other "commercial vernacular" style buildings of the main street.

Description of Heritage Attributes

Important to the preservation of the property are the original key attributes that express its value, which include the following exterior elements:

- the building massing and pitched roof with gable end;
- the buff brick masonry of the south wall;
- the two double hung windows of the second floor;
- the configuration of the storefront with recessed entries at either side;
- the slender structural mullions of the storefront;

- central bay window storefront glazing divided at the partition with the slenderest of mullions;
- the height of the storefront, entry door with transom, and knee walls;
- quatrefoil decorative wood trim above the storefront;
- the tongue and groove wood soffit of the recessed entries; and
- the Coca Cola graffiti on the south wall of the building.