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## NOTICE OF PASSING OF BY-LAWS

**TAKE NOTICE THAT** on May 23, 2023, Aurora Town Council passed the following by-laws designating individual properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, c.O.18, as amended, as properties of Cultural Heritage Value or Interest:

**By-law 6503-23: 16-18 Mosley St**

North side of Mosley Street, between Yonge Street and Victoria Street.  
Lt 1 N/s Mosley St, Pl 68 PIN 03651-0044

**By-law 6504-23: 17 Wellington St E**

South side of Wellington Street East, east of Yonge Street. Lt 147 Pl 246;  
Pt Lt 1 E/S Yonge St PL 68 Aurora, as in B24407B, except Pt 4 65R7040.  
PIN 03651-0008

**By-law 6505-23: 19 Mosley St**

South side of Mosley Street, between Yonge Street and Victoria Street.  
Pt Lt 2 s/s Mosley St Pl 68 Aurora As In R224766. PIN 03651-0070

**By-law 6506-23: 19-21 Machell Ave**

East side of Machell Avenue between Irwin Avenue and Wellington  
Street West. Pt Lt 5, Plan 36, Part 2 Plan 65R38713. PIN 03637-0778  
and 03637-0779

**By-law 6507-23: 21 Victoria St**

East side of Victoria Street, between Wellington Street East and Mosley  
Street. Pt Lt Homestead Pl 68; Wellington & Victoria Sts; As In R417477.  
PIN 03651-0020

**By-law 6508-23: 35 Metcalfe St**

Southeast corner of Victoria Street and Metcalfe Street. Pt Lt 1 s/s  
Metcalfe St Pl 68 Aurora as In R712585. PIN 03648-0100

**By-law 6509-23: 42 Wellington St E**

North side of Wellington Street East, just east of Victoria Street. Pt Lt  
138 Pl 246; Pt Lt 20 First Range S Of Centre St W Of Railroad Pl 107  
Aurora as In R296535. PIN 03638-0046

**By-law 6510-23: 50 Tyler St**

North side of Tyler Street, west of Mill Street and east of George Street.  
Pt Lot 1 Plan 30, Pt 1 65R34850 Together With An Easement Over Pt Lt  
1 Pl 30, Pt 4 65R34850 as In YR2143815. PIN 03652-0146

**By-law 6511-23: 50 Wellington St E**

North side of Wellington Street East, west of Wells Street and east of  
Victoria Street. Pt Lt 19 First Range S of Centre St W of Railroad Pl 107  
as in R631476. PIN 03638-0050

**By-law 6512-23: 53 Mosley St**

South side of Mosley Street between Victoria Street and Wells  
Street. Pt Lt 11 s/s Mosley St Pl 68; Pt Lt 12 s/s Mosley St Pl 68 as  
in B24492B. PIN 03651-0088

**By-law 6513-23: 53 Wellington St E**

South side of Wellington Street East between Victoria Street and  
Wells Street. Lt 2 s/s Wellington St Pl 68, as in AU11351 save and  
except the lands in inst. A566A. PIN 03651-0016

**By-law 6514-23: 55 Metcalfe St**

Southwest corner of the intersection of Wells Street and Metcalfe  
Street. Part Lot 8 s/s Metcalfe Street Plan 68 Aurora as In R451156  
Except R608020. PIN 03648-0108

**By-law 6515-23: 56-58 Mosley St**

Northwest corner of Mosley Street and Wells Street. Pt Lt 12 n/s  
Mosley St, Pl 68 As In B78636B. PIN 03651-0232

**By-law 6516-23: 57 Mosley St**

Southwest corner of Wells Street and Mosley Street. Pt Lt 11, 12,  
13 s/s Mosley St Pl 68 Aurora; As In Au842 Except B24492B. PIN  
03651-0089

**By-law 6517-23: 73 Kennedy St W**

South side of Kennedy Street West between George Street and  
Temperance Street. Pt Lt 37 Pl 246 Aurora Pt 2, 65R3623; T/w  
R299690 & R340938. PIN 03659-0094

**By-law 6518-23: 73 Wellington St E**

South side of Wellington Street East between Wells Street and  
Larmont Street. Lt 8 S/S Wellington St, Pl 68. PIN 03650-0007

**By-law 6519-23: 77 Wellington St E**

South side of Wellington Street East, between Wells Street and  
Larmont Street. Lt 9 S/S Wellington St, Pl 68. PIN 03650-0008

**By-law 6520-23: 14314-14378 Yonge Street**

West side of Yonge Street, north of Butternut Ridge Trail. Pt Lt 74  
and 75 Con 1, King, Pt 13, 17, 23, 24, 26-30, 36-39, 65R35315. PIN  
03670-0968, 03670-0972 and 03670-0976

Any person who objects to any of the by-laws may appeal to the Ontario Land Tribunal by giving the Tribunal and the Town Clerk, within 30 days after the date of publication of this Notice of Passing (being until July 15, 2023), a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the Ontario Land Tribunal Appellant form and fee charged by the Tribunal payable to the Minister of Finance, and any other referral fees, in accordance with the Ontario Heritage Act. Ontario Land Tribunal information and forms are available at: [www.olt.gov.on.ca](http://www.olt.gov.on.ca)

**Copies of the By-laws are available by contacting:**

**Mike De Rond, Town Clerk**  
[mderond@aurora.ca](mailto:mderond@aurora.ca).

**Additional information can also be obtained by  
contacting Planning and Development Services.**

**Adam Robb, Senior Planner**  
[arobb@aurora.ca](mailto:arobb@aurora.ca) OR 365-500-3104

**DATED** at Aurora this 15th day of June, 2023. Michael De Rond, Town Clerk

# **The Corporation of the Town of Aurora**

## **By-law Number 6507-23**

### **Being a By-law to designate a property to be of cultural heritage value or interest (21 Victoria Street "The Whimster House").**

**Whereas** under subsection 29(1) of the *Ontario Heritage Act*, R.S.O. 1990, c. O.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 28, 2022, the Council of The Corporation of the Town of Aurora (the "Town") approved the recommendations contained in Report No. PDS22-042, to designate the property municipally known as 21 Victoria 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;

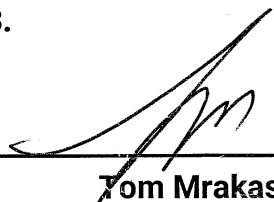
**And whereas** there were no objections to the proposed designation of the Property served on the Town, or a person who has served a notice of objection has withdrawn the objection;

**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. A copy of this by-law shall be registered against the Property in the appropriate land registry office.

**Enacted by Town of Aurora Council this 23rd day of May, 2023.**

  
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**Tom Mrakas, Mayor**

  
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**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 21 Victoria Street, and being composed of PT LT Homestead PL 68 Aurora on the corner of Wellington Street and Victoria Street, as in R417477, being all of PIN 03651-0020 (LT), including the primary building thereon.

## **Schedule “B”**

### **Statement of Cultural Heritage Value or Interest**

21 Victoria Street is of Cultural Heritage Value or Interest based on its design and physical value, historical and associative value, and contextual value.

#### **Design and Physical Value:**

The property is a representative example of a 2.5 storey Queen Anne style building. The building was constructed circa 1892, over 130 years ago. The dwelling features an array of features that are indicative of its period of construction and high craftsmanship and detail, including the decorative red brickwork and voussoirs, the hipped roof and lowered gables, the particularly ornate wood bargeboard, large parlour window, bay windows, portico, covered porch, transom, leaded glass windows, and the front elevation second storey balcony inclusive of the rare and unique decorative lattices, spindles, bargeboard and support columns. An article published in the Aurora Banner dated April 15, 1892 describes the dwelling to be “...perhaps the finest residence in Town”, which speaks to the uniqueness of the property and quality of the design and construction.

#### **Historical and Associative Value:**

The building was constructed circa 1892 by James Whimster. James Whimster was an early merchant in Aurora, who established a long-standing commercial business and grocery store in the original Machell’s Corners (original name for Aurora) at 15243 Yonge Street. The “James Whimster and Company” would later expand their commercial presence by also offering clothing and other general conveniences throughout the early 1900s. 21 Victoria Street is uniquely tied to the history of its successful owner and the growth of the Town as an early centre for commercial activity and housing growth. 21 Victoria Street also received a wooden plaque from the Aurora Heritage Committee in 1991 to recognize the uniqueness and heritage value of the property.

#### **Contextual Value:**

The property defines, maintains and supports the historic character of the Aurora core. The building and its proximity to Yonge and Wellington Streets provides a significant link to the early growth that occurred in and around the early Machell’s Corners. The building and its detailed craftsmanship help tell the story of the evolution of the community and the new dawn that was the growth of Aurora in the late 19<sup>th</sup> century. The building can also be considered a landmark, particularly looking south down Victoria Street, due to its height, orientation and specifically the uniqueness and detail of the architecture.

### **Description of Heritage Attributes**

The following provides a description of heritage attributes for the property which contribute to the reasons for which the property is of Cultural Heritage Value or Interest. Important to the preservation of the property are the original key attributes of the building that express its value, which include:

#### **Exterior Elements**

- Overall 2.5 storey massing constructed of red brick with a stone foundation

- All decorative brickwork, string courses, and voussoirs
- Hipped roof with two lower front/hip gables
- All decorative wood bargeboard present under the roof gables and balconies
- Front elevation two storey balcony, including all decorative lattice, spindles, bargeboard, and support columns
- Two storey wood frame portico/balcony above the recessed front entrance
- Attic gabled former with semi-circular window
- Large parlour window at front elevation, including leaded glass
- All original window and door opening visible from the public realm, including the rusticated stone sills and brick voussoirs
- Two storey bay windows at the north and south elevations
- Chimneys at the south and north elevations above the roofline, including all decorative stone and chimney work