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**Corporate Services**

Michael de Rond  
Town Clerk

905-726-4771  
mderond@aurora.ca

Town of Aurora  
100 John West Way,  
Box 1000, Aurora, ON L4G 6J1

July 25, 2024

Via Registered Mail and Email

Courtney Kovacich  
Provincial Heritage Registrar  
Ontario Heritage Trust  
10 Adelaide Street East  
Toronto, Ontario M5C 1J3

**RECEIVED**  
2024/07/25  
(YYYY/MM/DD)  
Ontario Heritage Trust

Dear Ms. Kovacich,

**RE: Notice of Intention to Designate 8 Properties to be of Cultural Heritage Value or Interest in the Town of Aurora**

Please find attached the Notices of Intention to Designate for each of the 8 properties that were resolved by the Council of the Town of Aurora on June 25, 2024, to become designated. These Notices include a statement explaining the Cultural Heritage Value or Interest and a description of the heritage attributes for each property.

The 8 properties are as follows with each Notice of Intention to Designate attached:

|                        |                        |                        |
|------------------------|------------------------|------------------------|
| 71 Connaught Avenue    | 15 Kennedy Street West | 19 Kennedy Street West |
| 29 Kennedy Street West | 77 Spruce Street       | 80 Spruce Street       |
| 139 Temperance Street  | 59 Tyler Street        |                        |

The Town's Heritage Advisory Committee was also consulted, including through the meeting held on July 31, 2023. The Notices also outline the objection process, and pursuant to Section 29(3) of the *Ontario Heritage Act*, they will be published in a newspaper having general circulation in the municipality (The Auroran; August 1, 2024 edition) and will also be served to each property owner.

Yours sincerely,

Michael de Rond  
Town Clerk

Attach.

- c. Marco Ramunno, Director, Planning and Development Services
- c. Adam Robb, Manager of Policy Planning and Heritage

## NOTICE OF INTENTION TO DESIGNATE 80 SPRUCE STREET

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, c. O.18, as amended. A statement of reasons is included.

80 Spruce Street  
The Lynn Pearson House  
Pt Lt 35 & 36 W/S Spruce St PL 5 as in R639629;  
Town of Aurora  
PIN: 03639-0077

**RECEIVED**  
2024/07/25  
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### Description of Property

The property known municipally as 80 Spruce Street is located on the west side of Spruce Street, north of Maple Street and south of Mark Street. The property includes a representative example of an Edwardian home constructed circa 1915.

### Statement of Cultural Heritage Value or Interest

80 Spruce 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 brick Edwardian/Foursquare style home. Some key parts of the house's design include a brick exterior, hipped roof with dormer, and porch with brick and wood columns. The dwelling is a well-maintained example of its style and displays a high degree of craftsmanship for its period of construction.

#### Historical and Associative Value:

The building was constructed circa 1915, as part of the early development of the Town northeast of Yonge and Wellington Streets. This community is one of the earliest developments within Town and helps to contribute to our understanding of the initial development of Aurora. The property is also associated with Lynn Pearson, an active community volunteer and leading figure for the Aurora Co-op Nursery.

#### Contextual Value:

The property supports the character of the Spruce Street area as many of the houses along the street share a similar look and design, including those within the Northeast Old Aurora Heritage Conservation District. The property is visually and historically linked to its surroundings as part of one of the earliest communities within Aurora. The property helps tell the story of the evolution and early growth of the Town.

## 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 brick Edwardian/ Foursquare style home
- Hipped roof with dormer
- Front porch with columns
- Original window and door openings

Notice of objection to this notice of intention to designate the property may be served on the Clerk of the Town of Aurora within 30 days after the date of publication of the notice of intention to designate in the local newspaper. This notice of objection must set out the reason for the objection and all relevant facts. If a notice of objection is received, the Council of the Town of Aurora shall consider the objection and make a decision whether to withdraw the notice of intention to designate the property or not.

Michael De Rond

Town Clerk

Town of Aurora, 100 John West Way, Box 1000, Aurora, ON, L4G 6J1

[mderrond@aurora.ca](mailto:mderrond@aurora.ca)

For any other inquiries, please contact:

Adam Robb, MPL, MCIP, RPP, CAHP  
Manager, Policy Planning and Heritage  
Planning and Development Services

[arobb@aurora.ca](mailto:arobb@aurora.ca)

365-500-3104