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**Corporate Services**  
Michael De Rond  
Town Clerk

905-726-4771  
mderond@aurora.ca

September 26, 2024

Via Email

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

Ms. Courtney Kovacich, Provincial Heritage Registrar  
Ontario Heritage Trust, Heritage Programs and Operation  
10 Adelaide Street East  
Toronto, Ontario M5C 1J3



Dear Ms. Kovacich,

**RE: Notice of Passing of By-laws to Designate 8 Individual Properties to be of Cultural Heritage Value or Interest**

Please find attached copies of the By-laws listed below, which include statements explaining the cultural heritage value or interest and a description of the heritage attributes for the respective properties:

By-law	Property
6636-24	71 Connaught Avenue
6632-24	15 Kennedy Street West
6633-24	19 Kennedy Street West
6634-24	29 Kennedy Street West
6637-24	77 Spruce Street
6638-24	80 Spruce Street
6639-24	139 Temperance Street
6635-24	59 Tyler Street

Pursuant to the *Ontario Heritage Act*, Notice is also being published in a newspaper having general circulation in the municipality and will be served to each property owner and any person who objected, with this Notice also stating the appeal rights. Any person who objects to the by-law may appeal to the Tribunal by giving the Tribunal and Town Clerk, within 30 days after the date of publication of the Notice, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the fee(s) charged by the Tribunal.

These properties are being designated as part of the 8 Notices of Intention to Designate that were originally issued and served on the Ontario Heritage Trust on August 7, 2024. No properties had objections received nor were any Notices of Intention to Designate withdrawn by Council.

Yours sincerely,

Michael De Rond  
Town Clerk

Attach.

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

## NOTICE OF PASSING OF BY-LAWS

**TAKE NOTICE THAT** on September 24, 2024, 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 6636-24: 71 Connaught Avenue**

South side of Connaught Avenue, east of Wells Street. PIN 03649-0042.  
(LEGAL DESCRIPTION: LT 89 PL 120 AURORA; PT LT 90-92 PL 120 AS IN AU7159)

**By-law 6632-24: 15 Kennedy Street West**

South side of Kennedy Street West, west of Yonge Street. PIN 03659-0082.  
(LEGAL DESCRIPTION: LT 3 PL 131 AURORA)

**By-law 6633-24: 19 Kennedy Street West**

South side of Kennedy Street West, west of Yonge Street. PIN 03659-0081.  
(LEGAL DESCRIPTION: LT 2 PL 131 AURORA)

**By-law 6634-24: 29 Kennedy Street West**

South side of Kennedy Street West, west of Temperance Street. PIN 03659-0110. (LEGAL DESCRIPTION: LT 45 PL 246 AURORA)

**By-law 6637-24: 77 Spruce Street**

East side of Spruce Street, north of Maple Street. PIN03639-0087. (LEGAL DESCRIPTION: LT 4 PL 67 AURORA)

**By-law 6638-24: 80 Spruce Street**

West side of Spruce Street, north of Maple Street. PIN 03639-0077. (LEGAL DESCRIPTION: PT LT 35 & 36 W/S SPRUCE ST PL 5 AURORA AS IN R639629)

**By-law 6639-24: 139 Temperance Street**

East side of Temperance Street, south of Kennedy Street West. PIN 03659-0114. (LEGAL DESCRIPTION: LT 62 PL 246 AURORA)

**By-law 6635-24: 59 Tyler St**

South side of Tyler Street, east of George Street. PIN 03653-0008. (LEGAL DESCRIPTION: PT LT 27 PL 9 AURORA AS IN R165517)

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 November 2, 2024), 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:

**Michael 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, Manager,**  
**Policy Planning and Heritage**  
[arobb@aurora.ca](mailto:arobb@aurora.ca), 365-500-3104

**DATED** at Aurora this 3rd day of October, 2024.

Michael De Rond, Town Clerk

**The Corporation of the Town of Aurora**

**By-law Number 6633-24**

**Being a By-law to designate a property to be of cultural heritage value or interest (19 Kennedy Street West “The Wilson 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 25, 2024, the Council of The Corporation of the Town of Aurora (the “Town”) approved the recommendations contained in Report No. PDS24-060 to designate the property municipally known as 19 Kennedy Street West, 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;

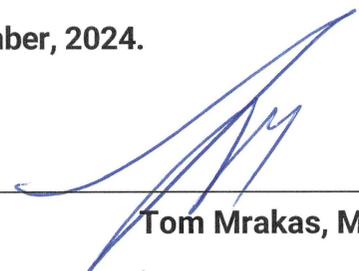
**And whereas** there were no objections to the proposed designation of the Property served on the Town, or a person who has served a notice of objection has withdrawn the objection;

**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 24th day of September, 2024.**



**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 19 Kennedy Street West, and being composed of LT 2 PL 131; Aurora, being all of PIN 03659-0081 (LT), including the primary building thereon.

## Schedule "B"

### Statement of Cultural Heritage Value or Interest

19 Kennedy Street West 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 Edwardian/ Foursquare house, among a group of similar houses on the south side of Kennedy Street West between Yonge and Temperance streets. The building includes features indicative of the Edwardian Foursquare style, such as brick, a square massing, a front porch with columns, a hipped roof with a dormer, original window openings, and a side chimney. The dwelling is a well-preserved example of the style that displays a high degree of craftsmanship for its period of construction.

#### Historical and Associative Value:

The building was constructed circa 1914, by Benjamin Stephenson, being among several houses constructed by him in the Yonge/Kennedy/Temperance area in the years during and preceding the First World War. The parcel is also located on property that the Crown initially gave to William Kennedy, an early settler. Kennedy Street runs down the middle of his original farm. Former residents of the house were also the Wilson family, believed to be the operators of the local Wilson Hardware, a commercial staple in the core of Aurora. The building helps contribute to our understanding of the development of the Town post-Confederation.

#### Contextual Value:

The property maintains the historic character of the area and is linked to its surroundings, being the grouping of Edwardian buildings along the south side of Kennedy Street West. The building maintains the Edwardian style and defines and supports this historic core of early Aurora, with its orientation and proximity in particular to Yonge Street also highlighting the early growth context of the Town. The property helps tell the story of the evolution and 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 Edwardian/ Foursquare scale and massing
- Covered front porch with columns and rail
- Hipped roof and dormer
- Original window and door openings with a brick building exterior