



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

---

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.



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,

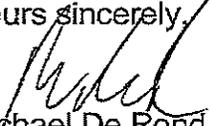
**Re: Notice of Passing of By-law to Designate 15 Properties  
to be of Cultural Heritage Value or Interest**

**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 6323-21**

**Being a By-law to designate a property to be of cultural heritage value or interest (15195 Yonge Street "Imperial Bank").**

**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 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 15195 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;

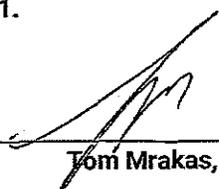
**And whereas** there were no objections to the proposed designation of the Property served on the Town, or a person who has served a notice of objection has withdrawn the objection;

**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 15195 Yonge Street, and being composed of Part of Lot 8 and Part of Lot 9, E/S Yonge Street, Plan 68, Aurora, being all of PIN 03651-0045 (LT), including the primary building thereon.

## Schedule "B"

### Statement of Cultural Heritage Value or Interest

The property at 15195 Yonge Street, the Imperial Bank building constructed in 1952, has cultural value as an example of the classical modern style. The building is built tight to the Yonge Street property line. The building has a clean simple design with its monolithic mass broken only by a slightly protruding entrance bay and five punched, fixed glass windows. The building is blended yellow brick with a stone façade. It is one storey high in height with a generous street frontage with its Yonge Street façade faced in Indiana limestone laid up in alternating bands of different heights set off by a base of larger limestone. The skyline is an understated stone corbelled cornice above which is a recessed, fluted, stone band. The protruding entrance bay highlights the monumental recessed entry. The only truly decorative building element is the operational square clock in a carved stone frame.

The building was designed by the Imperial Bank of Canada's Chief Architect, Colonel A.J. Everett. Everett was also the architect for the Imperial Bank at 9990 Jasper Avenue in Edmonton, which is provincially designated and nationally recognized as being significant. The property has historic value as it is the only representation of a modern building along the main street. Its construction concurred with the advent of the suburban period of growth for Aurora when the sprawl of the Town outside its Town centre and the growth of malls and shopping centres effectively destroyed the vibrancy of the main street as primary commercial hub.

The building has contextual value as a contributing building to the historic main street streetscape of Aurora. Although only one storey, its height is equivalent to those two-storey buildings constructed during the early 20th century along the main street. It continues the commercial usage at grade but rejects second floor uses in favour of a larger street presence. The building is the only classic modern building and the only stone building on the main street. Its style and building material add to the architectural palette 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, masonry, and masonry openings;
- simple rectilinear mass with protruding entrance bay;
- fluted recessed top or gravel stop course;
- shallow corbelled stone cornice;
- limestone ashlar in alternating heights of coursing;
- a base of large square stones capped by a weathering band that doubles as a window sill;
- large plate glass rectilinear punched fixed glass windows in an anodized aluminum frame;

- monolithic stone lintels complete with recessed downlights and "dropbox";
- recessed double height entrance; and
- square carved stone frame with an operating clock insert.