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ONTARIO HERITAGE TRUST

APR 30 2021

Corporate Services
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April 21, 2021

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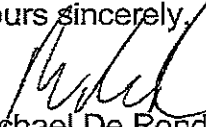
Via Registered Mail

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 6325-21

Being a By-law to designate a property to be of cultural heritage value or interest (15203 Yonge Street "Butcher Building").

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 15203 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 15203 Yonge Street, and being composed of Part of Lot 4, E/S Yonge Street, Plan 68, Aurora, being all of PIN 03651-0038 (LT), including the primary building thereon.

Schedule "B"

Statement of Cultural Heritage Value or Interest

The Butcher Building has cultural value as the only example of a Queen Anne Revival style stagefront façade on the historic main street. The building was constructed with a pitched roof c.1860, while the façade and foundations date to 1885. The building is built tight to the property line and there is a shared laneway to the south which has always provided access to the second level.

The building is a rectilinear, two storey structure with brick veneer on the upper façade and the south elevation. The parapet has bands of decorative brickwork and is topped by a cove metal cornice supported by decorative metal brackets. The second storey masonry façade is punctuated only by a high oriel window. The height of the historic storefront's cornice is readily identified by a horizontal band.

The Official Plan recognizes the northern corners of Yonge Street at Wellington Street extending south to the south side of Tyler and Mosely Streets as the "Historic Downtown" of the "Old Town." The building has historical value based on its association with the development of the main street of the "Historic Downtown" of Aurora.

The Butcher Building was initially constructed by William Atkinson prior to 1860 as a simple gabled roof wood structure. Along with the building at 15225 Yonge Street, it is one of the earliest buildings constructed on the main street. These are the only two surviving pitched roof buildings of the main street.

The building was damaged in a fire in 1865. The Butchers purchased the property in 1871. Rachel Butcher and her husband, Charles, undertook improvements in 1885 including: putting the building on a stone foundation, cladding a stagefront façade and the south wall in brick. Rachel and her husband operated a general and millinery shop out of the property until 1902.

The building has contextual value as a contributing building in the historic streetscape of the main street. The massing with the pitched roof hidden behind the stagefront façade is representative of main street commercial buildings in Aurora prior to 1880 while the stagefront design of the façade dating to 1885 mimics the "commercial vernacular" style that dominates the historic streetscape 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 of the stagefront façade and south elevation;
- the brick parapet decorated by two rows of corbelled brick, dentils, and a raised frieze;
- metal stagefront cornice complete with coves, and decorative scroll brackets that return at both ends;
- the wood oriel window with decorative wood panelling over and deep panelling under complete with low slope metal roofing; and
- the height of the band delineating the storefront.