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ONTARIO HERITAGE TRUST

APR 30 2021

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

April 21, 2021

RECEIVED

Via Registered Mail

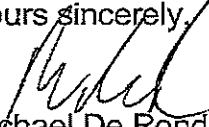
Ms. Erin Semande  
Ontario Heritage Trust  
Heritage Programs and Operation  
10 Adelaide Street East  
Toronto, Ontario M5C 1J3

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

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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 6326-21**

### **Being a By-law to designate a property to be of cultural heritage value or interest (15210 Yonge Street "Andrews Block").**

**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 15210 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;

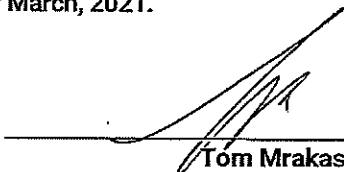
**And whereas** there were no objections to the proposed designation of the Property served on the Town, or a person who has served a notice of objection has withdrawn the objection;

**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 15210 Yonge Street, and being composed of Part of Lot 13, W/S Yonge Street, Plan 9, Aurora, being all of PIN 03652-0064 (LT), including the primary building thereon.

## **Schedule "B"**

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

The Andrew's Block has cultural value as an excellent example of a late nineteenth century building in the "commercial vernacular" style that was used throughout Ontario from 1850 to 1930. It is a simple rectilinear two storey brick structure with a low sloping roof built tight to the Yonge Street property line. The flat roof, decorative brick parapet, masonry divided into bays, equally spaced windows of a masonry second level above a glazed storefront with knee wall are all essential elements of the style. The storefront, although altered in 1925, maintains the original configuration, materials, and design elements.

It has historical value based on its association with the development of the early retail commercial main street of Aurora. It was constructed by a local building syndicate in 1887 following the great fire of the same year. A syndicate of prominent business men formed to build the Andrews, Odd Fellows, and Clift buildings, which then became known as the "Syndicate Block". The Block reflects the cooperation of owners and craftspeople that resulted in visually linked buildings using the same materials and style of design. This similarity allowed smaller structures to appear like a larger building of greater significance. The Syndicate Block contributes to an understanding of how an appearance of prosperity and cohesion was created on the main street during the later nineteenth century. The building has been associated with the Caruso family for over a hundred years.

The building has contextual value as a contributing building in the historic main street streetscape of Aurora. It is adjoined to the listed Odd Fellows Building and is located directly across the street from the designated Post Office Building. The Syndicate Block acts as an anchor for the west side of the historic downtown's main street. The building continues its historic uses with storefront retail at the main level and access to the residential floor above. Visually the Andrews Block contributes to the unifying features of the historic streetscape whose buildings are predominantly low-sloped roofed brick of two storeys in height with decorative masonry parapets, and/or metal cornices.

### **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;
- a modest metal cove parapet flashing;
- decorative stepped brick parapet; with the higher portion in the centre;
- corbelled brick band delineating the bottom of the parapet;
- the three brick bays of the second level divided by brick pilasters;
- the high window openings of the second level complete with flat soldier course arches and manufactured stone sills;
- the paired, double-hung wood windows separated by fluted wooden casing with a medallion in the centre;

- window sash replacement on the second level with double hung windows sympathetic to the original design.
- complex wood cornice above the storefront;
- the painted divisions of the storefront glazing;
- cast iron structural storefront support and horizontal mullions between large plates of glass;
- recessed store entrances (3) at street level;
- wood, half glazed doors with two glazed transoms over;
- wood paneled soffit of the storefront and entry recesses; and
- the height, deep concrete sill over rugged brick divided into recessed brick panels of the knee wall.