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ONTARIO HERITAGE TRUST

Corporate Services  
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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,

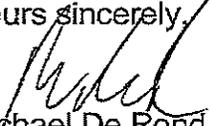
**Re: Notice of Passing of By-law to Designate 15 Properties  
to be of Cultural Heritage Value or Interest**

**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**

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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 6328-21

### Being a By-law to designate a property to be of cultural heritage value or interest (15218 and 15220 Yonge Street "Clift 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 15218 and 15220 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;

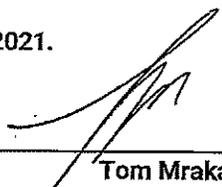
**And whereas** there were no objections to the proposed designation of the Property served on the Town, or a person who has served a notice of objection has withdrawn the objection;

**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, and being composed of:

- (a) Part of Lot 14, W/S Yonge Street, Plan 9, Aurora, being all of PIN 03652-0050 (LT), including the primary building thereon, and municipally known as 15218 Yonge Street; and
- (b) Part of Lot 14, W/S Yonge Street, Plan 9, Aurora, being all of PIN 03652-0049 (LT), including the primary building thereon, and municipally known as 15220 Yonge Street.

## Schedule "B"

### Statement of Cultural Heritage Value or Interest

The Clift Building has cultural value as late nineteenth century "commercial vernacular" building. It is a simple rectilinear two storey brick structure with a low sloping roof which is built tight to the Yonge Street property line. There is a stepped brick parapet with horizontal decorative bands of two colours of brick. Brick pilasters divide the upper portion of the building into three equal bays within each of which are high window openings with flat soldier course brick and manufactured stone sills. The storefront, despite its complete alteration, maintains the original proportion within the façade.

The building 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 1887. The syndicate formed to build the Andrew's, Odd Fellows, and Clift buildings, which then became known as the "Syndicate Block". This "Syndicate 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 editor of the local newspaper, *The Aurora Banner*, bought the building in 1895 and moved the paper to the northern part of the building where it remained until 1951. The *Aurora Banner* is one of the longest running regularly published newspapers in Ontario.

The building has contextual value as a contributing building to the historic streetscape of the main street of Aurora. It is adjoined to the listed Odd Fellow's Building at its south, it is immediately south of the listed Faughner Building, and it 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 retail at the main level and residential and or business uses above. Visually the Andrew's Building 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 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 cornice of the parapet;
- stepped brick parapet; with a higher parapet in the centre having a decorative band of basketweave red bricks;
- at the second level three brick bays of the second level divided by brick pilasters;
- a corbelled band at the roof level with basketweave red bricks;

- the high window openings of the second level of the façade complete with soldier course flat arches and a cast sill of 15218 and flashed timber sills of 15220;
- the storefront cornice height and any extant hidden wood cornice of 15220; and
- exposed fieldstone foundations of the north elevation.