



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**.

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**.



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

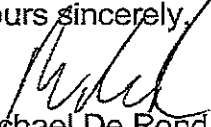
Via Registered Mail

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

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 6329-21

Being a By-law to designate a property to be of cultural heritage value or interest (15221 Yonge Street "Sterling 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 15221 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 15221 Yonge Street, and being composed of Part of Lot 1, E/S Yonge Street, Plan 68, Part 1, Plan 65R1833, Aurora, being all of PIN 03651-0033 (LT), including the primary building thereon.

Schedule "B"**Statement of Cultural Heritage Value or Interest**

The Sterling Bank that was built in 1925 and is located at 15221 Yonge Street has cultural value as an early twentieth century bank building built in brick in the modern classical style. The symmetrical design, the quoins, cornice, building base, and decorative entrance with pilasters and transom are all elements of the style. It is also an example of institutional bank buildings of the period. It is two storeys, red brick, with a flat roof hidden behind a low brick parapet. It has a trapezoidal footprint that reflects the irregular shaped lot. It is built tight to the Yonge Street property line. It has a high degree of heritage integrity.

The Official Plan recognizes the northern corners of Yonge and Wellington progressing south to Tyler and Mosely Streets as comprising 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. After a decade of decline in part due to widespread recession, Aurora experienced growth during the first decades of the twentieth century that resulted in a renewal of Main Street. The Sterling Bank building, the Bond's Grocery Building at 15231 Yonge Street, the listed Willis Building at 15229 Yonge Street, the listed Grimshaw's Bakery at 15199 Yonge Street, and the designated Post Office at 15213 Yonge Street were all built in this period of renewal.

The building has contextual value and is a contributing building in the historic main street streetscape of Aurora. The building, like the other commercial buildings of the historic main street, was built right on the Yonge Street property line which defines a consistent building line. The building supports the character of the historic main street broadly and more specifically helps to define the character of the renewed main street of the early twentieth century. The building is one of three institutional buildings along the main street, all of which were built in the twentieth century. Institutions such as banks and the post office were important because they conveyed the affluence and prestige of the town. This building adds to the architectural variety of Main Street because it is the only building in the Modern Classical style.

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;
- symmetry of the three windows over two windows with a central entry;
- smooth faced blended red brick laid in a running bond;
- brick parapet complete with stone coping and quoining;
- decorative limestone features of the building façade include:
 - heavy ashlar base;
 - weathering band at the upper window sill level;
 - wide cornice with dentil supports over a smooth-face stone frieze and deep architrave;

- double quoining creating a negative corner;
 - second floor window opening with monolithic window lintels and quoined window jams;
 - a weathering band that also acts as the second floor window sills;
 - at the first level windows small cornices above dropped lintels, flat recessed paneled jambs, and a monolithic carved lug sills.
-
- oversized stone entrance flanked by shallow pilasters, S-shaped brackets, cornice;
 - stone door frame and transom to a deep entry recess; and
 - monolithic stone step to the recessed entrance.