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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

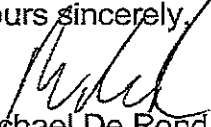
Via Registered Mail

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

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 6333-21

Being a By-law to designate a property to be of cultural heritage value or interest (15233 Yonge Street "Medical Hall").

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 15233 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;

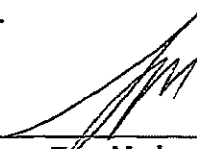
And whereas there were no objections to the proposed designation of the Property served on the Town, or a person who has served a notice of objection has withdrawn the objection;

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 15233 Yonge Street, and being composed of Lot 141, Plan 246, Aurora, being all of PIN 03651-0004 (LT), including the primary building thereon.

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

The Medical Hall, 15233 Yonge Street, was constructed in 1885 and has cultural value as an example of the Italianate commercial architecture prevalently found in Ontario between 1840 and 1900. This is the only building of this style located on the historic main street. It is a three storey brick, buff (on the façade or covered with metal on the sidewalls), masonry building with a low sloping roof to the rear. The building is tight to the Yonge Street property line. All of the floor to ceiling levels are high and the high masonry parapets give the building an appearance of a four storey building. The façade is divided by pilasters into three unequal bays. Each bay's recessed panel is capped by a corbelled angled brick course, the outer brick panels are lower than the central panel which is mirrored in the higher parapet of the centre bay. A high level of masonry craftsmanship is displayed in the front façade and includes three types of masonry arches, vaults, corbels, pilasters, columns, dentil, and angled decorative courses. The window openings, flat arched, round arched, and oriel are all high. The metal cornice with a decorative wood frieze separates the masonry facade from the much-altered storefront at street level.

It has historical value based on its construction as a medical building as well as its continued association with the medical profession over the course of its history. Its value is also linked to the overall historical development of Aurora's main street during its period of intensive commercial and community growth (1850-1920).

It illustrates the growth and prosperity of Aurora during this period. It also illustrates the relationship between the growth and prosperity of a community in tandem with the growth and prosperity of its main street. Medical Hall is an early example of a new building type: a building that housed multiple medical practitioners. After the death of its builder H.J. Hartman in 1886 Dr. John Rutherford became the first owner/occupant of the building. Rutherford was a well-respected Auroran. He was a physician and served as the first mayor of the Town when it incorporated in 1888. Health professionals have always owned and continue to own the Medical Hall. The *Aurora Banner* and the Orange Lodge both were tenants in the building at one time.

The Medical Hall has contextual value because it supports the character of the main street. The Medical Hall helps define the importance of the main street in a small town to its surrounding denizens as the locus of not only commercial buildings but also professional offices, which is emphasized by its slender, tall massing, and ornate detailing. It is a central piece to the six adjoined heritage buildings that form the north end of the streetscape of the main street. As a landmark, it is the tallest (except for the Post office tower) and the most ornate of the seventeen listed and designated buildings of 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, masonry openings, and footprint;
- flat roof sloping backwards between low parapets;
- the masonry of the front façade including:

- three unequal bays by brick pilasters;
- the masonry window lintels including both flat soldier course arches with header courses over top, as well as single and double semi-circle soldier course arches with raised elongated brick "keystones";
- brick panel decoration beneath the windows includes angled soldier courses with a header course over and angled a header course with circled brick over;
- the flat relief semicircular soldier course brick arch that extends the entire width of the central bay;
- the parapets, parapet features hidden or exposed including:
 - the high parapets on the outside bays and an even higher central gabled parapet;
 - the vaulted niches containing square relief columns complete with decorative brick bases and capitals;
 - the massive corbeling and decorative returns on the corners;
- the masonry openings of the second and third floor windows;
- the oriel window form at the second level complete with wood paneling beneath;
- the monolithic ribbed stone sill and weathering band of the second level;
- the wood cornice above the storefront complete with decorative wood brackets and scalloped wood frieze; and
- the recessed entry to the upper levels at the north.