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ONTARIO HERITAGE TRUST

APR 30 2021

Corporate Services
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April 21, 2021

RECEIVED

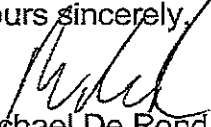
Via Registered Mail

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 6336-21

Being a By-law to designate a property to be of cultural heritage value or interest (15243A Yonge Street "Machell Property").

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 15243A 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;

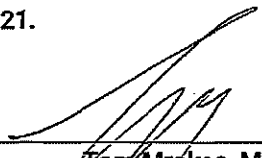
And whereas there were no objections to the proposed designation of the Property served on the Town, or a person who has served a notice of objection has withdrawn the objection;

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 15243A Yonge Street, and being composed of Lot 140, Plan 246, Aurora, being part of PIN 03651-0003 (LT), including the primary building thereon.

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

The two buildings at 15243A Yonge Street (the "Machell Property") have cultural value. The northern building is a two and a half storey rectilinear building adjoined to the southern building that is a two and a half-storey infill trapezoidal building with a low sloping roof flat roof, both have many rear additions. The two and a half storey brick structures are setback from Yonge Street with a small one-storey storefront that meets Yonge Street skewed to the property line. They were built in the Renaissance Revival style with traits including tightly contained massing, symmetry, brick and string course, and square windows at the upper level. A modern faux stucco veneer covers the brick façades. The short windows of the attic are original and the second floor residential windows openings are extant. The storefronts are modern but maintain the original one storey massing.

The property has historical value based on its association with the earliest development of the main street of Aurora, originally Machell's Corners. In addition to the southwest and northeast corners at the intersection of Yonge and Wellington Streets, Richard Machell also bought the southeast corner in 1833. His ownership of three prominent corners led the village to be named Machell's Corners at around the same time. In 1833, Machell had built a wood store at the corner of the property, which functioned as a general store. In 1884, he sold the corner property to Sir William Mulock. In 1867, he constructed the dwelling at 15243 Yonge Street. Upon his death in 1868, he left it to his wife Martha for her use and enjoyment. The dwelling was set back from Yonge Street with a conservatory on the southern elevation. In 1885, Martha Machell had the small, southern infill building between the Medical Hall and the dwelling constructed. T. H.

Broad opened a fancy store on the site. In that same year, Martha Machell opened a store in her house. The storefront infill was not built until after 1890. On the historic main street of Aurora, the setback of the upper floors from Yonge Street is unique.

The buildings have contextual value as contributing buildings to the historic main street streetscape of Aurora. It is adjoined to the listed Whimster's Store to the north and to Medical Hall to the south. It is directly across the street from the listed Ashton Building. Although the stucco veneer and modern storefront are visually at odds with the character of the main street, the Machell Property does visually contribute to the unifying features of the historic streetscape because its skyline is similar to the other buildings of the main street with two storey, low-slope roofs and decorative masonry parapets.

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 masonry and massing inclusive of the setback of the upper floors from Yonge Street and single storey storefront at grade;
- the masonry openings of the second and third levels;
- the third floor windows, three over three double hung in the north building and six pane pivot in the south building;

- low decorative masonry cornice; and
- features that can be read beneath the stucco are the flared voussoir masonry lintels, the manufactured stone window sills, and the corbeled decorative horizontal string course beneath the second floor windows.