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Properties

PIN 03651 - 0232 LT
Description PT LT 12 N/S MOSLEY ST, PL 68 AS IN B78636B; AURORA
Address AURORA

Applicant(s)

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE TOWN OF AURORA
Address for Service 100 John West Way, Box 1000
Aurora, Ontario, L4G 6J1

This document is being authorized by a municipal corporation Patricia De Sario, Town Solicitor, The Corporation of the Town of Aurora.
This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Signed By

Nicole Marie Trudeau 100 John West Way, Box 1000 acting for Signed 2023 08 11
Aurora Applicant(s)
L4G 6J1

Tel 905-726-4743

Fax 905-726-4730

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

TOWN OF AURORA 100 John West Way, Box 1000 2023 08 11
Aurora
L4G 6J1

Tel 905-726-4743

Fax 905-726-4730

Fees/Taxes/Payment

Statutory Registration Fee \$69.00
Total Paid \$69.00

File Number

Applicant Client File Number : EAS-01-23

The Corporation of the Town of Aurora



By-law Number 6515-23

Being a By-law to designate a property to be of cultural heritage value or interest (56-58 Mosley Street "The Frederick Long House – Long's Box Factory").

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 28, 2022, the Council of The Corporation of the Town of Aurora (the "Town") approved the recommendations contained in Report No. PDS22-042, to designate the property municipally known as 56-58 Mosley 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;

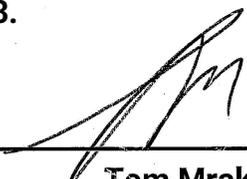
And whereas there were no objections to the proposed designation of the Property served on the Town, or a person who has served a notice of objection has withdrawn the objection;

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. A copy of this by-law shall be registered against the Property in the appropriate land registry office.

Enacted by Town of Aurora Council this 23rd day of May, 2023.



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 56-58 Mosley Street, and being composed of PT LT 12 N/S Mosley St, PL 68 as in B78636B, being all of PIN 03651-0232 (LT), including the primary building thereon.

Schedule "B"

Statement of Cultural Heritage Value or Interest

56-58 Mosley Street is of Cultural Heritage Value or Interest based on its design and physical value, historical and associative value, and contextual value.

Design and Physical Value:

The property is a representative example of a mid 19th century Georgian architectural building. The building is especially unique given that it is comprised of two semi-detached dwellings that both feature highly decorative detailing, including windows with 6x6 panes, bay windows, wood frame trim and brackets, a low pitched gable roof, pilasters and transoms, and the front elevation porch. The building has a unique design and physical characteristic being that it is symmetrical in line with the Georgian architectural style despite also being a semi-detached building.

Historical and Associative Value:

The building was constructed circa 1868, at the dawn of Canadian Confederation and marking the post-Confederation period of development within the context of the Town. The building was also constructed prior to the incorporation of the Town of Aurora in 1888. The building was also owned by Frederick Long, a local manufacturer who produced paper boxes for local jewelers and druggists. The original function of the building would have primarily been as this Box factory, and then over time it was converted into the semi-detached dwelling. The subject property has strong association with the early commercial, residential and entrepreneurial development of the Town while helping to contribute to our understanding of the early period of the Town's growth post-Confederation and over approximately 154 years ago.

Contextual Value:

The property defines, maintains and supports the historic character of the Aurora core and southeast Old Aurora community area. The building and its location provide a unique connection to the early development of the Town and the commercial area in and around Yonge and Wellington Streets as well as the burgeoning residential area in southeast Old Aurora. The building and its Georgian style and evolution from factory to dwelling help tell the story of the evolution of the community from being largely agricultural based to a burgeoning Town. The property is also directly diagonal from the historic Town Park and situated around numerous other heritage property resources including the former Methodist Episcopal Church (Rising Sun Masonic Lodge), which helps to define and enhance the heritage character of the area.

Description of Heritage Attributes

The following provides a description of heritage attributes for the property which contribute to the reasons for which the property is of Cultural Heritage Value or Interest. Important to the preservation of the property are the original key attributes of the building that express its value, which include:

Exterior Elements

- overall 2 storey scale and massing with wood frame construction
- low pitched side gabled roof

- three second storey window openings located at the front elevation complete with 6x6 wood frame windows
- Two bay windows at the first storey, with wood frame trim and brackets, inclusive of the existing wood frame windows with 1x1 and 2x2 panes
- Door openings at front elevation with wood-post porch, pilasters and transoms