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NOTICE OF PASSING OF BY-LAWS

TAKE NOTICE THAT on May 23, 2023, Aurora Town Council passed the following by-laws designating individual properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, c.O.18, as amended, as properties of Cultural Heritage Value or Interest:

By-law 6503-23: 16-18 Mosley St

North side of Mosley Street, between Yonge Street and Victoria Street.
Lt 1 N/s Mosley St, Pl 68 PIN 03651-0044

By-law 6504-23: 17 Wellington St E

South side of Wellington Street East, east of Yonge Street. Lt 147 Pl 246;
Pt Lt 1 E/S Yonge St PL 68 Aurora, as in B24407B, except Pt 4 65R7040.
PIN 03651-0008

By-law 6505-23: 19 Mosley St

South side of Mosley Street, between Yonge Street and Victoria Street.
Pt Lt 2 s/s Mosley St Pl 68 Aurora As In R224766. PIN 03651-0070

By-law 6506-23: 19-21 Machell Ave

East side of Machell Avenue between Irwin Avenue and Wellington
Street West. Pt Lt 5, Plan 36, Part 2 Plan 65R38713. PIN 03637-0778
and 03637-0779

By-law 6507-23: 21 Victoria St

East side of Victoria Street, between Wellington Street East and Mosley
Street. Pt Lt Homestead Pl 68; Wellington & Victoria Sts; As In R417477.
PIN 03651-0020

By-law 6508-23: 35 Metcalfe St

Southeast corner of Victoria Street and Metcalfe Street. Pt Lt 1 s/s
Metcalfe St Pl 68 Aurora as In R712585. PIN 03648-0100

By-law 6509-23: 42 Wellington St E

North side of Wellington Street East, just east of Victoria Street. Pt Lt
138 Pl 246; Pt Lt 20 First Range S Of Centre St W Of Railroad Pl 107
Aurora as In R296535. PIN 03638- 0046

By-law 6510-23: 50 Tyler St

North side of Tyler Street, west of Mill Street and east of George Street.
Pt Lot 1 Plan 30, Pt 1 65R34850 Together With An Easement Over Pt Lt
1 Pl 30, Pt 4 65R34850 as In YR2143815. PIN 03652- 0146

By-law 6511-23: 50 Wellington St E

North side of Wellington Street East, west of Wells Street and east of
Victoria Street. Pt Lt 19 First Range S of Centre St W of Railroad Pl 107
as in R631476. PIN 03638- 0050

By-law 6512-23: 53 Mosley St

South side of Mosley Street between Victoria Street and Wells
Street. Pt Lt 11 s/s Mosley St Pl 68; Pt Lt 12 s/s Mosley St Pl 68 as
in B24492B. PIN 03651- 0088

By-law 6513-23: 53 Wellington St E

South side of Wellington Street East between Victoria Street and
Wells Street. Lt 2 s/s Wellington St Pl 68, as in AU11351 save and
except the lands in inst. A566A. PIN 03651- 0016

By-law 6514-23: 55 Metcalfe St

Southwest corner of the intersection of Wells Street and Metcalfe
Street. Part Lot 8 s/s Metcalfe Street Plan 68 Aurora as In R451156
Except R608020. PIN 03648- 0108

By-law 6515-23: 56-58 Mosley St

Northwest corner of Mosley Street and Wells Street. Pt Lt 12 n/s
Mosley St, Pl 68 As In B78636B. PIN 03651-0232

By-law 6516-23: 57 Mosley St

Southwest corner of Wells Street and Mosley Street. Pt Lt 11, 12,
13 s/s Mosley St Pl 68 Aurora; As In Au842 Except B24492B. PIN
03651-0089

By-law 6517-23: 73 Kennedy St W

South side of Kennedy Street West between George Street and
Temperance Street. Pt Lt 37 Pl 246 Aurora Pt 2, 65r3623; T/w
R299690 & R340938. PIN 03659- 0094

By-law 6518-23: 73 Wellington St E

South side of Wellington Street East between Wells Street and
Larmont Street. Lt 8 S/S Wellington St, Pl 68. PIN 03650- 0007

By-law 6519-23: 77 Wellington St E

South side of Wellington Street East, between Wells Street and
Larmont Street. Lt 9 S/S Wellington St, Pl 68. PIN 03650- 0008

By-law 6520-23: 14314-14378 Yonge Street

West side of Yonge Street, north of Butternut Ridge Trail. Pt Lt 74
and 75 Con 1, King, Pt 13, 17, 23, 24, 26-30, 36-39, 65R35315. PIN
03670- 0968, 03670- 0972 and 03670- 0976

Any person who objects to any of the by-laws may appeal to the Ontario Land Tribunal by giving the Tribunal and the Town Clerk, within 30 days after the date of publication of this Notice of Passing (being until July 15, 2023), a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the Ontario Land Tribunal Appellant form and fee charged by the Tribunal payable to the Minister of Finance, and any other referral fees, in accordance with the Ontario Heritage Act. Ontario Land Tribunal information and forms are available at: www.olt.gov.on.ca

Copies of the By-laws are available by contacting:

Mike De Rond, Town Clerk
mderond@aurora.ca.

Additional information can also be obtained by
contacting Planning and Development Services.

Adam Robb, Senior Planner
arobb@aurora.ca OR 365-500-3104

DATED at Aurora this 15th day of June, 2023. Michael De Rond, Town Clerk

The Corporation of the Town of Aurora

By-law Number 6506-23

Being a By-law to designate a property to be of cultural heritage value or interest (19-21 Machell Avenue "The Thompson House").

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 19-21 Machell Avenue, 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;

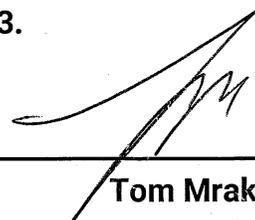
And whereas there were no objections to the proposed designation of the Property served on the Town, or a person who has served a notice of objection has withdrawn the objection;

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;

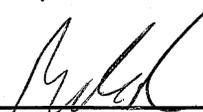
Now therefore the Council of The Corporation of the Town of Aurora hereby enacts as follows:

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 19-21 Machell Avenue, and being composed of:

- (a) Part of Lot 5 Plan 36, Part 1 Plan 65R38713, being all of PIN 03637-0778 (LT), including the primary building thereon, and
- (b) Part of Lot 5 Plan 36, Part 2 Plan 65R38713, being all of PIN 03637-0779 (LT), including the primary building thereon.

Schedule "B"

Statement of Cultural Heritage Value or Interest

19-21 Machell Avenue 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 the Gothic Revival architectural style and can be described as a 2.5 storey yellow brick semi-detached dwelling constructed circa 1885. The dwelling itself includes features indicative of its period of construction and high craftsmanship and detail, including the distinct steeply pitched front elevation gable, 4-bay front façade, covered porch, ornate bargeboard, louvered shutter below the centre gable and yellow brick as part of the overall symmetrical building design. The building is a rare and well-preserved example of a Gothic Revival dwelling with exceptional design detail and character.

Historical and Associative Value:

The building was constructed circa 1885, over approximately 135 years ago. The building was home to John van Nostrand who was a timber lot and sawmill owner, and previous to that, was also the home to the notable Matthew Hind Thompson, who was the first Principal of the Church Street School located at 22 Church Street in Aurora. The construction and program development for the Church Street School, which Mr. Thompson would have been involved with, was designed to accommodate 400 students, which was a substantial size for the time period but reflective of the confidence in Aurora's future and expected growth. Mr. Thompson would have been instrumental in leading the educational development for the burgeoning Town.

Contextual Value:

The property defines, maintains and supports the historic character of the Aurora Town centre. The building and its proximity to the heart of the Aurora historic centre in and around Yonge and Wellington Streets provides a significant link to the early growth and development of the Town. As the residence for the first Principal of the Church Street School, this property is intrinsically tied to one of Aurora's most valuable heritage assets, with the Church Street School property recognized on the National and Provincial Registers and often considered one of the finest examples of late Victorian public architecture. Further, the connection to the theme of education and supporting the new dawn of the growth of Aurora cannot be underscored.

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 2.5 storey scale and massing composed of beige/yellow brick as part of the Gothic Revival architectural style
- Side gabled roof with steeply pitched front elevation gable

- 4-bay front façade
- Decorative wood bargeboard
- All window openings and brick voussoirs and sills visible from the public realm
- Projected portions of windows on either side of the central entrance constructed of brick with wood entablature
- Louvered shutter opening at the front elevation below the centred gable