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Properties

PIN

03651 - 0020    LT

Description

PT LT HOMESTEAD PL 68 AURORA ON THE CORNER OF WELLINGTON & VICTORIA  
STS; AS IN R417477 ;; TOWN OF AURORA

Address

21 VICTORIA STREET  
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  
Aurora  
L4G 6J1

acting for  
Applicant(s)

Signed

2023 08 11

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  
Aurora  
L4G 6J1

2023 08 11

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

RECEIVED  
2023/08/11  
(YYYY/MM/DD)  
Ontario Heritage Trust

## By-law Number 6507-23

### Being a By-law to designate a property to be of cultural heritage value or interest (21 Victoria Street "The Whimster 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 21 Victoria 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;

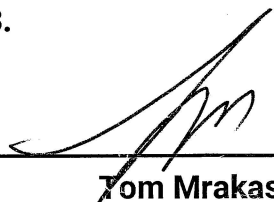
**And whereas** there were no objections to the proposed designation of the Property served on the Town, or a person who has served a notice of objection has withdrawn the objection;

**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 21 Victoria Street, and being composed of PT LT Homestead PL 68 Aurora on the corner of Wellington Street and Victoria Street, as in R417477, being all of PIN 03651-0020 (LT), including the primary building thereon.

## **Schedule “B”**

### **Statement of Cultural Heritage Value or Interest**

21 Victoria 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 2.5 storey Queen Anne style building. The building was constructed circa 1892, over 130 years ago. The dwelling features an array of features that are indicative of its period of construction and high craftsmanship and detail, including the decorative red brickwork and voussoirs, the hipped roof and lowered gables, the particularly ornate wood bargeboard, large parlour window, bay windows, portico, covered porch, transom, leaded glass windows, and the front elevation second storey balcony inclusive of the rare and unique decorative lattices, spindles, bargeboard and support columns. An article published in the Aurora Banner dated April 15, 1892 describes the dwelling to be “...perhaps the finest residence in Town”, which speaks to the uniqueness of the property and quality of the design and construction.

#### **Historical and Associative Value:**

The building was constructed circa 1892 by James Whimster. James Whimster was an early merchant in Aurora, who established a long-standing commercial business and grocery store in the original Machell’s Corners (original name for Aurora) at 15243 Yonge Street. The “James Whimster and Company” would later expand their commercial presence by also offering clothing and other general conveniences throughout the early 1900s. 21 Victoria Street is uniquely tied to the history of its successful owner and the growth of the Town as an early centre for commercial activity and housing growth. 21 Victoria Street also received a wooden plaque from the Aurora Heritage Committee in 1991 to recognize the uniqueness and heritage value of the property.

#### **Contextual Value:**

The property defines, maintains and supports the historic character of the Aurora core. The building and its proximity to Yonge and Wellington Streets provides a significant link to the early growth that occurred in and around the early Machell’s Corners. The building and its detailed craftsmanship help tell the story of the evolution of the community and the new dawn that was the growth of Aurora in the late 19<sup>th</sup> century. The building can also be considered a landmark, particularly looking south down Victoria Street, due to its height, orientation and specifically the uniqueness and detail of the architecture.

### **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 massing constructed of red brick with a stone foundation

- All decorative brickwork, string courses, and voussoirs
- Hipped roof with two lower front/hip gables
- All decorative wood bargeboard present under the roof gables and balconies
- Front elevation two storey balcony, including all decorative lattice, spindles, bargeboard, and support columns
- Two storey wood frame portico/balcony above the recessed front entrance
- Attic gabled former with semi-circular window
- Large parlour window at front elevation, including leaded glass
- All original window and door opening visible from the public realm, including the rusticated stone sills and brick voussoirs
- Two storey bay windows at the north and south elevations
- Chimneys at the south and north elevations above the roofline, including all decorative stone and chimney work