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Properties

PIN

03651 - 0088 LT

Description

PT LT 11 S/S MOSLEY ST PL 68 AURORA; PT LT 12 S/S MOSLEY ST PL 68 AURORA
AS IN B24492B ; AURORA

Address

53 MOSLEY 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

By-law Number 6512-23

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

Being a By-law to designate a property to be of cultural heritage value or interest (53 Mosley Street "The Atkinson 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 53 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;

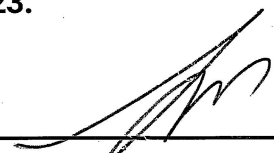
And whereas there were no objections to the proposed designation of the Property served on the Town, or a person who has served a notice of objection has withdrawn the objection;

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 53 Mosley Street, and being composed of PT LT 11 S/S Mosley St PL 68 Aurora, PT LT 12 S/S Mosley St PL 68 Aurora as in B24492B; Aurora, being all of PIN 03651-0088 (LT), including the primary building thereon.

Schedule “B”

Statement of Cultural Heritage Value or Interest

53 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 1.5 storey dwelling constructed circa 1860 in the Georgian cottage architectural style. The property is one of the earliest examples of the style built in Aurora – over approximately 160 years ago. The dwelling itself includes features indicative of its period of construction, including the wood frame construction and stone foundation, horizontal cladding, side gabled roofline, symmetrical 3-bay façade with original window and door openings, and chimney at the east elevation. The property is a specifically rare and early example of construction within the Southeast Old Aurora neighbourhood.

Historical and Associative Value:

The building was constructed in a very early period of growth and development for Aurora. The property is located as part of John Mosley’s original subdivision for the development of the Town (Yonge Street to the west, the railway to the east, Wellington Street East to the north, and Metcalfe Street to the south) and specifically the Southeast Old Aurora community. By 1873 the property was sold to William Atkinson, who was a local wheelwright and would have been relied upon to build and repair carriage wheels for the earliest unpaved roads of the area. The property was also later owned by John van Nostrand, a local lumberman and farmer. The subject property has strong association with the original development of the Town and evolution to a growing community core. The property helps contribute to our understanding of the development of the Town prior to Canadian Confederation in 1867 and prior to the incorporation of the Town of Aurora itself in 1888.

Contextual Value:

The property defines, maintains and supports the historic character of the Southeast Old Aurora neighbourhood. The building and its location as one of the earliest dwellings in the community provides a significant link to the early growth and development of the Town, and particular the Southeast Old Aurora area. The subject property is located on a street with a high concentration of other heritage assets, and is also directly beside the historic Rising Sun Masonic Lodge, formerly the Methodist Episcopal Church, which was constructed in 1877 in the Gothic Revival architectural style. The subject property also backs onto the designated Wells Street Public School at 64 Wells Street, which is considered to be one of the best examples of Neo-Classical architecture in all of York Region. The subject property helps contribute to the story of the early evolution and growth of the Town in this historic 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
- Cladding
- Side gabled roofline with overhanging eaves
- Symmetrical front 3-bay façade