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February 3, 2023

Via Registered Mail and Email

Ms. Erin Semande
Ontario Heritage Trust
Heritage Programs and Operation
10 Adelaide Street East
Toronto, Ontario M5C 1J3

Dear Ms. Semande,

RE: Notice of Intention to Designate 30 Properties to be of Cultural Heritage Value or Interest in the Town of Aurora

Please find attached the Notices of Intention to Designate for each of the 30 properties that were resolved by the Council of the Town of Aurora on June 21, 2022, to become designated. These Notices include a statement explaining the Cultural Heritage Value or Interest and a description of the heritage attributes for each property.

The 30 properties are as follows with each Notice of Intention to Designate attached:

16 Reuben Street	16-18 Mosley Street	17 Wellington Street East
19 Mosley Street	21 Machell Avenue	21 Victoria Street
31 Tyler Street	33 Mosley Street	35 Metcalfe Street
36 Wells Street	41 Wellington Street East	42 Wellington Street East
50 Mill Street	50 Tyler Street	50 Wellington Street East
53 Mosley Street	53 Wellington Street East	55 Metcalfe Street
56-58 Mosley Street	57 Mosley Street	68 Mosley Street
71 Tyler Street	73 Kennedy Street West	73 Wellington Street East
77 Wellington Street East	79 Victoria Street	81 Tyler Street
1978 Vandorf Sideroad	14314-14378 Yonge Street	15800 Yonge Street

The Town's Heritage Advisory Committee was also consulted, including through the meeting held on Monday, May 2, 2022. The Notices also outline the objection process, and pursuant to Section 29(3) of the *Ontario Heritage Act*, they will be published in a newspaper having general circulation in the municipality (The Auroran) and will also be served to each property owner.

Yours sincerely,

Michael de Rond
Town Clerk

Attach.

- c. Marco Ramunno, Director, Planning and Development Services
- c. Adam Robb, Senior Planner, Planning and Development Services

Corporate Services
Michael de Rond
Town Clerk

905-726-4771
mderond@aurora.ca

Town of Aurora
100 John West Way,
Box 1000, Aurora, ON L4G 6J1



**NOTICE OF INTENTION
TO DESIGNATE 71 TYLER STREET**

RECEIVED
2023/02/03
(YYYY/MM/DD)
Ontario Heritage Trust

TAKE NOTICE THAT the Council of The Corporation of the Town of Aurora intends to designate the following property as a property of Cultural Heritage Value or Interest pursuant to the provisions of Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended. A statement of reasons is included.

71 Tyler Street
The Johnston House
Part Lot 28 Plan 9 Aurora As In R212998; Town of Aurora
PIN: 036530005

Description of Property

The property known municipally as 71 Tyler Street is situated at the south side of Tyler Street between George Street and Mill Street. The property features a 1.5 storey dwelling constructed circa 1886 in the Victorian architectural style.

Statement of Cultural Heritage Value or Interest

71 Tyler 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 building is a representative example of a Victorian dwelling and it displays a high degree of craftsmanship particularly through the L-shaped floorplan, cross-gabled roof, front verandah, transoms, brick voussoirs and sills, and unique porch bargeboard and 2x2 windows with shutters. The building features a yellow/buff brick that is complementary to neighbouring properties, and it is a rare and very well-preserved example of the style and period of construction.

Historical and Associative Value:

The dwelling was constructed circa 1886 and prior to the incorporation of the Town of Aurora. The house is located on what was once part of the original Township 'Lot 80' which was granted to William Tyler (Tyler Street namesake) by the Crown in 1805, over 215 years ago. By 1843 a plan of subdivision was prepared and then the house was ultimately constructed circa 1886 by David Johnston. The Johnston family would live in the house through the turn of the century before selling the property in 1905.

Contextual Value:

The property defines, maintains and supports the character of Aurora's historic core. The building and its orientation on Tyler Street and proximity not only to the commercial hub of Yonge and Wellington Streets but also to the Collis Tannery on Tyler Street, provides a significant link historically to the early growth and development of the Town. The property is especially unique contextually as part of one of the original Township lots granted by the crown over two centuries ago, which was instrumental in leading to the development of the area and community at large. The building is situated in an area with a high concentration of other heritage resources, and is visually and historically linked to its surroundings in being one of the earliest plans of subdivision for the Town.

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 1.5 storey scale and massing
- Yellow brick construction with L-shaped floorplan
- Cross gabled roofline
- All gently arched window and door openings complete with brick voussoirs and sills
- Original 2x2 wood framed windows at the front elevation
- Cover front elevation verandah with wood support posts
- Front door opening with transom

Notice of objection to this notice of intention to designate the property may be served on the Clerk of the Town of Aurora within 30 days after the date of publication of the notice of intention to designate in the local newspaper. This notice of objection must set out the reason for the objection and all relevant facts. If a notice of objection is received, the Council of the Town of Aurora shall consider the objection and make a decision whether to withdraw the notice of intention to designate the property or not.

Michael De Rond
Town Clerk
Town of Aurora, 100 John West Way, Box 1000, Aurora, ON, L4G 6J1
mderrond@aurora.ca

For any other inquiries, please contact:

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