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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 73 KENNEDY STREET WEST

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.

73 Kennedy Street West
The Stephenson House (Willowdene)
Pt Lt 37 Pl 246 Aurora Pt 2, 65r3623; T/w R299690 & R340938; Aurora
PIN: 036590094

Description of Property

The property known municipally as 73 Kennedy Street West is located on the south side of Kennedy Street West, between George Street and Temperance Street. The property includes a residential dwelling constructed in the late 19th century that features Edwardian style of architecture with Queen Anne influences.

Statement of Cultural Heritage Value or Interest

73 Kennedy Street West 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 unique representative example of a building constructed in the Edwardian architectural style with Queen Anne influences. The dwelling itself includes features indicative of its period of construction and high craftsmanship and detail, including the hipped roof with deep overhanging eaves, attic dormers, uniquely shaped angular bay window at the second storey, parlour style windows, and the covered verandah which is curved along the front and east elevations supported by wood columns. The property itself also features a generous front yard setback and open space setting characterized by mature trees and landscaping. The building is a highly rare and well-preserved example of the unique architectural style.

Historical and Associative Value:

The property was farmed in the 19th century by John W. Stephson, an early farmer and inhabitant of Aurora. At the time the property consisted of 27 acres, and it was later subdivided to the current size. The property is known locally as Willowdene, and with its generous front yard and open space area it is highly unique for the area. Further, the property was also instrumental in its subdivision which led to the growth and development of the community area west of Yonge Street. The property likely featured an original dwelling, constructed in the mid 19th century, with the current dwelling constructed on the property likely sometime in the late 19th century. The property has direct association with the theme of the Town’s transition from a largely agricultural based society and economy to a burgeoning commercial and residential village and Town. The property was also awarded with a heritage display plaque that was granted by the Aurora Historical Committee in 1994.

Contextual Value:

The property defines, maintains and supports the historic character of the Aurora core area in close proximity to Yonge Street. The building and land area provides a significant link to the early growth and development of the Town, specifically in relation to growth that occurred in and around early routes like Yonge Street. The building and its highly unique scale and architectural style help tell the story of the evolution of the community. Due to the unique front yard setback, scale of the building and relative size of the property and mature trees, it

can be considered a landmark that is significant in defining the 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 2.5 storey scale and massing of wood frame construction
- Hipped roof with deep overhanging eaves
- Attic dormers
- Horizontal cladding
- Red brick chimney at the west elevation
- All window openings including those within the attic dormers and the large parlour style window at the first storey of the front elevation
- Uniquely shaped angular bay window at the second storey
- Covered verandah supported by wood columns
- Generous front yard setback and setting with mature trees and landscaping

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
mderond@aurora.ca

For any other inquiries, please contact:

Adam Robb, MPL, MCIP, RPP, CAHP
Senior Planner, Development/Heritage
Planning and Development Services
arobb@aurora.ca
365-500-3104