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Properties

PIN

03659 - 0094    LT

Description

PT LT 37 PL 246 AURORA PT 2, 65R3623; T/W R299690 & R340938 ; AURORA

Address

73 KENNEDY STREET WEST  
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

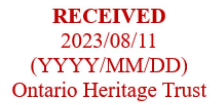
\$69.00

File Number

Applicant Client File Number :

EAS-01-23

**The Corporation of the Town of Aurora**



**By-law Number 6517-23**

**Being a By-law to designate a property to be of cultural heritage value or interest (73 Kennedy Street West "Willowdene – The Stephenson 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 73 Kennedy Street West, 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;

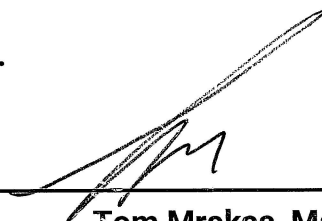
**And whereas** there were no objections to the proposed designation of the Property served on the Town, or a person who has served a notice of objection has withdrawn the objection;

**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 73 Kennedy Street West, and being composed of PT LT 37 PL 246 Aurora PT 2, 65R3623, T/W R299690 and R340938, being all of PIN 03659-0094 (LT), including the primary building thereon.

## **Schedule “B”**

### **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 19<sup>th</sup> 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 19<sup>th</sup> century, with the current dwelling constructed on the property likely sometime in the late 19<sup>th</sup> 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