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



## NOTICE OF INTENTION TO DESIGNATE 81 TYLER STREET

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.

81 Tyler Street  
The McConnell House  
Part Lot 37 Plan 30 Aurora As In R643438; Town of Aurora  
PIN: 036540048

### Description of Property

The property known municipally as 81 Tyler Street is situated at the south side of Tyler Street, west of George Street. The building is considered an excellent representative example of an early dwelling constructed in the Gothic Revival architectural style.

### Statement of Cultural Heritage Value or Interest

81 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 property is a representative example of a 1.5 storey Gothic Revival dwelling. The dwelling itself includes features indicative of its period of construction and high craftsmanship and detail, including the side gabled roofline, three bay façade with wood framed central entrance, front elevation steeply pitched central gable with lancet door opening, 6x6 wood framed windows with sashes, and the front portico complete with second storey balcony and wood trim and support posts. These elements are particularly unique in enhancing the local streetscape and community area. The building is a rare and well preserved example of the style.

#### Historical and Associative Value:

The building was constructed circa 1886 for George McConnell. George McConnell was a mechanic who spent most of his working career at the Fleury works on Wellington Street. The McConnell family ownership would persist over the property until 1962 (note that George McConnell's daughter, Maragaret Amy, married Charles Stewart Bilbrough) until the property was sold in 1962. The house is considered to be one of the first and earliest homes built in the Alexandra Park subdivision of the Aurora community west of Yonge Street. The house was also built by George Graham for George McConnell, with the two George's being part of the first house in the neighbourhood and believed to have been contributing factors in the naming of the intersecting George Street. The subject property has very strong association with the original development of the Town and it helps contribute to our understanding of the development of the Town post Confederation, over approximately 135 years ago.

#### Contextual Value:

The property defines, maintains and supports the historic character of the Aurora core. The building and its orientation at Tyler and George Streets provides a significant link to the early growth and development of the area and its early history, specifically in relation to growth that occurred in and around early routes like Yonge Street. The building is believed to be the oldest surviving house on Tyler Street, and is integral in supporting the character and context of the neighbourhood.

## 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 of wood frame construction
- Original side-gabled roofline as well as the rear addition visible along George Street
- Front elevation 3-bay façade with wood framed central entrance
- Front elevation steeply pitched central gable with lancet door opening/lancet shaped window
- Two large rectangular shaped wood framed window openings at the front elevation, including the wood framed window sashes with 6x6 panes
- Front elevation wood framed portico and second storey balcony completed with wood trim and wood support posts
- All original window and door openings visible from the public realm

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](mailto:mderrond@aurora.ca)

For any other inquiries, please contact:

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