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**Corporate Services**

Michael De Rond
Town Clerk

905-726-4771
mderond@aurora.ca

September 26, 2024

Via Email

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

Ms. Courtney Kovacich, Provincial Heritage Registrar
Ontario Heritage Trust, Heritage Programs and Operation
10 Adelaide Street East
Toronto, Ontario M5C 1J3

RECEIVED
2024/09/26
(YYYY/MM/DD)
Ontario Heritage Trust

Dear Ms. Kovacich,

RE: Notice of Passing of By-laws to Designate 8 Individual Properties to be of Cultural Heritage Value or Interest

Please find attached copies of the By-laws listed below, which include statements explaining the cultural heritage value or interest and a description of the heritage attributes for the respective properties:

By-law	Property
6636-24	71 Connaught Avenue
6632-24	15 Kennedy Street West
6633-24	19 Kennedy Street West
6634-24	29 Kennedy Street West
6637-24	77 Spruce Street
6638-24	80 Spruce Street
6639-24	139 Temperance Street
6635-24	59 Tyler Street

Pursuant to the *Ontario Heritage Act*, Notice is also being published in a newspaper having general circulation in the municipality and will be served to each property owner and any person who objected, with this Notice also stating the appeal rights. Any person who objects to the by-law may appeal to the Tribunal by giving the Tribunal and Town Clerk, within 30 days after the date of publication of the Notice, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the fee(s) charged by the Tribunal.

These properties are being designated as part of the 8 Notices of Intention to Designate that were originally issued and served on the Ontario Heritage Trust on August 7, 2024. No properties had objections received nor were any Notices of Intention to Designate withdrawn by Council.

Yours sincerely,

Michael De Rond
Town Clerk

Attach.

c. Marco Ramunno, Planning and Development Services
c. Adam Robb, Manager, Policy Planning and Heritage

NOTICE OF PASSING OF BY-LAWS

TAKE NOTICE THAT on September 24, 2024, Aurora Town Council passed the following by-laws designating individual properties under Part IV of the Ontario Heritage Act, R.S.O. 1990, c.O.18, as amended, as properties of Cultural Heritage Value or Interest:

By-law 6636-24: 71 Connaught Avenue

South side of Connaught Avenue, east of Wells Street. PIN 03649-0042.
(LEGAL DESCRIPTION: LT 89 PL 120 AURORA; PT LT 90-92 PL 120 AS IN AU7159)

By-law 6632-24: 15 Kennedy Street West

South side of Kennedy Street West, west of Yonge Street. PIN 03659-0082.
(LEGAL DESCRIPTION: LT 3 PL 131 AURORA)

By-law 6633-24: 19 Kennedy Street West

South side of Kennedy Street West, west of Yonge Street. PIN 03659-0081.
(LEGAL DESCRIPTION: LT 2 PL 131 AURORA)

By-law 6634-24: 29 Kennedy Street West

South side of Kennedy Street West, west of Temperance Street. PIN 03659-0110. (LEGAL DESCRIPTION: LT 45 PL 246 AURORA)

By-law 6637-24: 77 Spruce Street

East side of Spruce Street, north of Maple Street. PIN03639-0087. (LEGAL DESCRIPTION: LT 4 PL 67 AURORA)

By-law 6638-24: 80 Spruce Street

West side of Spruce Street, north of Maple Street. PIN 03639-0077. (LEGAL DESCRIPTION: PT LT 35 & 36 W/S SPRUCE ST PL 5 AURORA AS IN R639629)

By-law 6639-24: 139 Temperance Street

East side of Temperance Street, south of Kennedy Street West. PIN 03659-0114. (LEGAL DESCRIPTION: LT 62 PL 246 AURORA)

By-law 6635-24: 59 Tyler St

South side of Tyler Street, east of George Street. PIN 03653-0008. (LEGAL DESCRIPTION: PT LT 27 PL 9 AURORA AS IN R165517)

Any person who objects to any of the by-laws may appeal to the Ontario Land Tribunal by giving the Tribunal and the Town Clerk, within 30 days after the date of publication of this Notice of Passing (being until November 2, 2024), a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the Ontario Land Tribunal Appellant form and fee charged by the Tribunal payable to the Minister of Finance, and any other referral fees, in accordance with the Ontario Heritage Act. Ontario Land Tribunal information and forms are available at: www.olt.gov.on.ca

Copies of the By-laws are available by contacting:

Michael De Rond, Town Clerk
mderond@aurora.ca

Additional information can also be obtained by contacting Planning and Development Services:

Adam Robb, Manager,
Policy Planning and Heritage
arobb@aurora.ca, 365-500-3104

DATED at Aurora this 3rd day of October, 2024.

Michael De Rond, Town Clerk

The Corporation of the Town of Aurora

By-law Number 6637-24

Being a By-law to designate a property to be of cultural heritage value or interest (77 Spruce Street "The Stephens 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 25, 2024, the Council of The Corporation of the Town of Aurora (the "Town") approved the recommendations contained in Report No. PDS24-060 to designate the property municipally known as 77 Spruce 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;

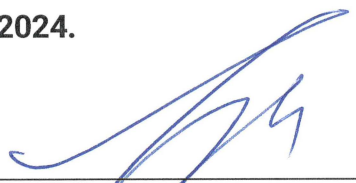
And whereas there were no objections to the proposed designation of the Property served on the Town, or a person who has served a notice of objection has withdrawn the objection;

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 24th day of September, 2024.



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 77 Spruce Street, and being composed of LT 4 PL 67; Aurora, being all of PIN 03639-0087 (LT), including the primary building thereon.

Schedule "B"

Statement of Cultural Heritage Value or Interest

77 Spruce 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 house is representative of a 2.5-storey brick Edwardian/Foursquare style home. The home includes a front porch, hipped roof, stone windowsills, and an attic dormer with window. The property displays a high degree of craftsmanship and contributes to the character of the streetscape.

Historical and Associative Value:

77 Spruce supports the theme of an Edwardian style home in the early 1900s. The property helps to contribute to the understanding of the early development of the Town and the area northeast of Yonge and Wellington Streets, being the initial historic Machell's Corners. The dwelling was first built by William Lewis Stephens, a descendant of Aurora's first settlers.

Contextual Value:

The property supports the character of the Spruce Street area as many of the houses along the street share a similar look and design, including those in the Northeast Old Aurora Heritage Conservation District. The property is visually and historically linked to its surroundings as part of one of the earliest communities within Aurora. The property helps tell the story of the evolution and early growth of 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 2.5-storey brick Edwardian/ Foursquare style home
- Covered front porch
- Original window and door openings
- Stone sills
- Hipped roof with central attic dormer