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Properties

PIN 03649 - 0042 LT
Description LT 89 PL 120 AURORA; PT LT 90 PL 120 AURORA; PT LT 91 PL 120 AURORA; PT LT 92 PL 120 AURORA AS IN AU7159; TOWN OF AURORA
Address 71 CONNAUGHT AVENUE
AURORA

RECEIVED
2024/11/06
(YYYY/MM/DD)
Ontario Heritage Trust

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, Director of Corporate Services/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 acting for Signed 2024 11 05
Aurora Applicant(s)
L4G 6J1

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 2024 11 06
Aurora
L4G 6J1

Tel 905-726-4743

Fax 905-726-4730

Fees/Taxes/Payment

Statutory Registration Fee \$70.90

Total Paid \$70.90

File Number

Applicant Client File Number : EAS-04-24 (6636-24)

The Corporation of the Town of Aurora

By-law Number 6636-24

Being a By-law to designate a property to be of cultural heritage value or interest (71 Connaught Avenue "The Johnson 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 71 Connaught Avenue, 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to the proposed designation of the Property served on the Town, or a person who has served a notice of objection has withdrawn the objection;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 71 Connaught Avenue, and being composed of LT 89 PL 120 AURORA; PT LT 90-92 PL 120 AS IN AU7159; Aurora, being all of PIN 03649-0042 (LT), including the primary building thereon.

Schedule "B"

Statement of Cultural Heritage Value or Interest

71 Connaught Avenue 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 2 storey Arts and Crafts dwelling. The building itself includes features indicative of its period of construction in the second wave of development of the Southeast Old Aurora neighbourhood area. Features include a front verandah including brick pillars with a pedimented roofline and a front dormer.

Historical and Associative Value:

The building was constructed circa 1923 and is associated with the second wave of development of the Southeast Old Aurora neighbourhood. Further, the property is the former home of Ada and Norman Johnson, who were very prominent citizens within the community. Ada Johnson called Aurora home for over a century and was an active member of the community through the Aurora United Church, Canadian Red Cross, the Cancer Society and through Aurora High School's "Night School". Her many and long-standing contributions to Aurora were recognized by the naming of a park in her honour, the Ada Johnson Park. Norm Johnson served in both World Wars and was a well-respected local teacher and principal. During his teaching career, Norm coached a multitude of sports teams and won numerous championships. The Norm Johnson Hall of Education in the Aurora Sports Hall of Fame is named after him. Norm Johnson was also a local member of the Masonic Lodge and rose to the level of district Deputy Grand Master.

Contextual Value:

The dwelling offers a link to the Town's early growth and development, specifically the second wave of development of the Southeast Old Aurora neighbourhood. The property supports the historic character of the area and is visually linked to its surroundings.

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

- General 2-storey massing
- Front verandah with pedimented roofline and brick pillars
- Front dormer