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CLERK'S OFFICE
John D. Leach
Director, Customer and
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Town of Aurora
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October 12, 2010

Ontario Heritage Trust
Heritage Programs and Operations Branch
10 Adelaide Street East, Suite 203
Toronto, Ontario, Canada
M5C 1J3

Att: Mr. Sean Fraser, Manager, Acquisitions and Conservation Services

Dear: Mr. Fraser

**RE: Notice of Passing of By-law to Designate a Property to be of Cultural
Heritage Value or Interest
"The George Browning House"
15086-15088 Yonge Street
Lot 52, Plan 246
Town of Aurora, Regional Municipality of York**

Please find a copy of By-law 5254-10 which includes a statement explaining the cultural heritage value or interest and a description of the heritage attributes of the above-noted property.

Yours sincerely,

John D. Leach
Director, Customer and Legislative Services

c. Mai Al Nabhan, Manager of Heritage Planning and Urban Design



THE CORPORATION OF THE TOWN OF AURORA

By-law Number 5254-10

BEING A BY-LAW to designate a property to be of cultural heritage value or interest (The George Browning House - 15086-15088 Yonge Street)

WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended, provides that 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 October 27, 2009, The Corporation of the Town of Aurora approved the recommendations of its Heritage Advisory Committee to designate the property municipally known as 15086-15088 Yonge Street, Aurora (the "Property") to be of cultural heritage value or interest;

AND WHEREAS the Town Clerk of The Corporation of the Town of Aurora 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 Corporation of the Town of Aurora;

AND WHEREAS the Council of The Corporation of the Town of Aurora 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 ENACTS AS FOLLOWS:

1. THAT the Property described on Schedule "A" attached hereto and forming part of this By-law be and is hereby designated to be of cultural heritage value or interest.
2. THAT 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 Schedule "B" attached hereto and forming part of this By-law.
3. THAT the Town Clerk of The Corporation of the Town of Aurora 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. THAT the Town Solicitor of The Corporation of the Town of Aurora shall register against the Property in the proper Land Registry Office, a copy of this By-law including an Affidavit of the Town Clerk respecting the giving of notice referenced herein to be attached to and forming part of this By-law.

READ A FIRST AND SECOND TIME THIS 14TH DAY OF SEPTEMBER, 2010.

READ A THIRD TIME AND FINALLY PASSED THIS 14TH DAY OF SEPTEMBER, 2010.

Approved as to Form
By Legal Services
Signature: *[Signature]*
Date: Sept 10, 2010

[Signature]
PHYLLIS M. MORRIS, MAYOR

[Signature]
JOHN D. LEACH, TOWN CLERK

SCHEDULE "A"
BY-LAW 5254-10

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 15086-15088 Yonge Street, and being composed of Lot 52, Plan 246, subject to R160971 (PIN 03653-0078), including the George Browning House and all other buildings and structures thereon.

SCHEDULE "B"
BY-LAW 5254-10

Statement of Cultural Heritage Value or Interest

The George Browning House's cultural heritage value lies in its association with George Browning, a local builder, in being one of the good examples of Italianate/Tuscan villa style in Aurora, and in its significant contribution to the character of Yonge Street.

Historical or Associative Value

The George Browning House's historical value lies in its association with George Browning, a local builder who constructed this house in 1889 as his own residence. The Brownings were a family of builders, responsible for numerous homes and other structures in Aurora and beyond.

Design or Physical Value

The George Browning house has architectural value as an Italianate/Tuscan villa style with formal balanced façade. The house is two (2) storey and features yellow brick walls, low pitched/hipped roof, quoins, dormers, heavy ornamental brackets under wide eaves, and two gable-like projections in the roofline which are cut and raised above the horizontal ridge over the façade, affect Tuscan towers.

Contextual Value

The George Browning House has contextual value as distinguished structure on Yonge Street. It is also one of the punctuation points of one of the very few surviving stretches of dwellings on Yonge Street in Aurora.

Description of Heritage Attributes

Key exterior attributes that express the heritage value of the George Browning House include:

Exterior Elements

- Italianate/Tuscan villa style, two (2) storey high;
- low pitched/hipped roof;
- projecting eaves supported by brackets and cornice structure;
- original window openings including the bay windows on main façade;
- two gable-like projections in the roofline; and
- all exterior yellow brick and quoins.

Explanatory Note

Re: Heritage Designation By-law 5254-10

By-law Number 5254-10 to designate the property municipally known as 15086-15088 Yonge Street, Aurora, as a property of cultural heritage value or interest pursuant to the provisions of Part IV, Section 29 of the *Ontario Heritage Act*, R.S.O., 1990, Chapter O.18, as amended.