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ONTARIO HERITAGE TRUST

APR 11 2011

RECEIVED

CLERK'S OFFICE
John D. Leach
Director, Customer and
Legislative Services

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Town of Aurora
1 Municipal Drive,
Box 1000, Aurora, ON L4G 6J1

April 12, 2011

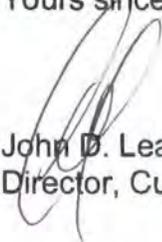
Mr. Jim Leonard, Registrar
Ontario Heritage Trust
Heritage Programs and Operation
10 Adelaide Street East
Toronto, Ontario M5C 1J3

Dear: Mr. Leonard

**RE: Notice of Passing of By-law 5302-11 to Designate a Property to be of Cultural Heritage Value or Interest
"The Alloa Lea House"
100 Old Yonge Street
Part of Lot 84, Con. 1 EYS, Part 1, 65R-31809
Town of Aurora, Regional Municipality of York
&
Notice of Passing of By-law 5303-11 to Repeal Heritage Designation By-law 5082-08.R**

Please find attached a combined Notice of Passing of By-Law 5302-11 and By-law 5303-11, as well as copies of By-laws.

Yours sincerely,


John D. Leach
Director, Customer and Legislative Services

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



NOTICE OF PASSING OF BY-LAWS

TAKE NOTICE THAT on March 29, 2011, the Council of The Corporation of the Town of Aurora passed By-law 5302-11 to designate the following property to be of cultural heritage value or interest:

"The Alloa Lea House" 100 Old Yonge Street
Part of Lot 84, Con. 1 EYS, Part 1, 65R-31809; Town of Aurora, Regional Municipality of York.

Also, the Council of The Corporation of the Town of Aurora passed By-law 5303-11 to repeal heritage designation By-law 5082-08.R being a by-law to designate the property at 100 Old Yonge Street, Aurora (the "Alloa Lea House"), as being of cultural heritage value or interest. By-law 5082-08.R is no longer required after the passing of By-law 5302-11, being a by-law to designate the newly described property known as 100 Old Yonge Street to be of cultural heritage value or interest, as noted above

A copy of these By-laws is available from the Town Clerk upon request.

DATED at Aurora this 12th day of April 2011.

John D. Leach, Director, Customer and Legislative Services, Town of Aurora,
Municipal Drive, Box 1000, Aurora, ON, L4G 6J1



THE CORPORATION OF THE TOWN OF AURORA

By-law Number 5302-11

BEING A BY-LAW to designate a property to be of cultural heritage value or interest (Alloa Lea House - 100 Old Yonge Street).

WHEREAS on November 10, 2008, The Corporation of The Town of Aurora (hereinafter the "Town") enacted By-law Number 5082-08.R, being a By-law to designate certain lands including the house situated thereon known as the "Alloa Lea House", to be of historical and/or architectural value or interest, which By-law was registered on title to the lands described as PCL 84-3, Sec W1, Part Lot 84, Con 1 East of Yonge Street, Part 1, 65R14327 (AW), Town of Aurora, Regional Municipality of York (formerly in the geographic Township of Whitchurch) on January 16, 2009 as Instrument No. YR1277720;

AND WHEREAS the lands described above were severed into three (3) separate parcels of land, being: a) the Retained Lands described as Part of Lot 84, Con. 1 EYS, Part 1, 65R-31809 – 100 Old Yonge Street, b) the Severed Lands described as Part of Lot 84, Con. 1 EYS, Part 2, 65R-31809 – 6 Hollingshead Drive, and c) the Severed Lands described as Part of Lot 84, Con. 1 EYS, Part 3, 65R-31809 - 8 Hollingshead Drive); and the Alloa Lea House was relocated to the Retained Lands described herein, in accordance with applications for consent D10-04-08 and D10-05-08, approved by the Town's Committee of Adjustment on September 12, 2008;

AND WHEREAS subsection 29(1) 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 March 9, 2010, the Town approved the recommendations of its Heritage Advisory Committee of February 8, 2010, to replace the original windows in the Alloa Lea House, which are a designated heritage attribute;

AND WHEREAS subsection 29(2) of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended, requires the council of a municipality to consult with its municipal heritage committee before giving notice of its intention to designate a property;

AND WHEREAS on June 22, 2010, the Town approved the recommendations of its Heritage Advisory Committee to repeal By-law Number 5082-08.R and enact a by-law to designate the newly described property municipally known as 100 Old Yonge Street, Aurora (hereinafter the "Property") to be of cultural heritage value or interest;

AND WHEREAS on March 29, 2011, the Town will consider the enactment of By-law Number 5303-11, being a by-law to repeal By-law Number 5082-08.R, subject to the enactment of this new designation By-law;

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;

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 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 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 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 29TH DAY OF MARCH, 2011.

READ A THIRD TIME AND FINALLY PASSED THIS 29TH DAY OF MARCH, 2011.

*Approved as to Form
By Legal Services*
Signature Waverly Ma
Date March 15, 2011



GEOFFREY DAWE, MAYOR



JOHN D. LEACH, TOWN CLERK

SCHEDULE "A"
BY-LAW Number 5302-11

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 100 Old Yonge Street, and being composed of Part of Lot 84, Con. 1 EYS, Part 1, 65R-31809 (PIN 03641-3150), including the Alloa Lea House and all other buildings and structures thereon.

SCHEDULE "B"
BY-LAW Number 5302-11

Statement of Cultural Heritage Value or Interest

The property located at 100 Old Yonge Street, including the "Alloa Lea House", is a good example of a Colonial Revival Style home built in the 1930s and is a significant contributor to the character of Old Yonge Street.

Historical or Associative Value

The Alloa Lea House has historical value in its association with Mrs. Edith Winnett, a long time occupant and resident of Aurora, and Dr. Kenneth B. Ketchum, a Headmaster at St. Andrew's College.

Architectural Value

The Alloa Lea House has architectural value as an excellent local variation of Colonial Revival Architecture with influence of the Georgian Style. The Alloa Lea House is a classic example of a modest Colonial Revival dwelling with its symmetrical 3-bay façade, dormer windows and 1½ storey form.

Contextual Value

The Alloa Lea House has contextual value, as the southernmost of a number of historical buildings located on Old Yonge Street, a historical diversion of Yonge Street.

Description of Heritage Attributes

Important to the preservation of the property located at 100 Old Yonge Street are the original key attributes that express its value, which include:

Exterior Elements

- the Colonial Revival house, 1½ (one & a half) storey;
- side gable roof with front and rear dormers and shallow eaves;
- horizontal siding;
- recessed central doorway with sidelights;
- six panel front door;
- Colonial revival doors surround; and
- coach lights.

Interior Elements

- centre hall plan;
- six panel wood doors with crystal hardware throughout;
- hardwood floors throughout;
- baseboard trim;
- Arts and Crafts influenced metal staircase railing;
- Colonial Revival fireplace with wood mantels, trim, and hearth;
- geometrical patterned ceiling;
- crown moulding;
- French doors;
- second floor Art Deco bathtub; and
- Art Deco radiator covers.

Explanatory Note

Re: Heritage Designation By-law Number 5302-11

By-law Number 5302-11 to designate the property municipally known as 100 Old 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.