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ONTARIO HERITAGE TRUST

APR 30 2021

Corporate Services
Michael De Rond
905-727-3123 ext. 4758
mderond@aurora.ca
Town of Aurora
100 John West Way
Box 1000,
Aurora, ON L4G 6J1

April 21, 2021

RECEIVED

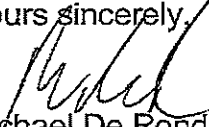
Via Registered Mail

Ms. Erin Semande
Ontario Heritage Trust
Heritage Programs and Operation
10 Adelaide Street East
Toronto, Ontario M5C 1J3

Dear Ms. Semande,

**Re: Notice of Passing of By-law to Designate 15 Properties
to be of Cultural Heritage Value or Interest**
15195 Yonge Street
15199 Yonge Street
15203 Yonge Street
15210 Yonge Street
15216 Yonge Street
15218 and 15220 Yonge Street
15221 Yonge Street
15222, 15224 and 15226 Yonge Street
15225 Yonge Street
15229 Yonge Street
15233 Yonge Street
15240 Yonge Street
15242 Yonge Street
15243A Yonge Street
15243B Yonge Street

Please find a copy of By-law 6323-21, 6324-21, 6325-21, 6326-21, 6327-21, 6328-21, 6329-21, 6330-21, 6331-21, 6332-21, 6333-21, 6334-21, 6335-21, 6336-21, and 6337-21. Each by-law includes a statement explaining the Cultural Heritage Value or Interest and a description of the heritage attributes of the p

Yours sincerely,

Michael De Rond
Town Clerk

Attach.

c. Carlson Tsang, Planner, Heritage Planning

The Corporation of the Town of Aurora

By-law Number 6330-21

Being a By-law to designate a property to be of cultural heritage value or interest (15222, 15224 and 15226 Yonge Street "The Faughner Building").

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 12, 2018, the Council of The Corporation of the Town of Aurora (the "Town") approved the recommendations contained in Report No. HAC18-008, to designate the property municipally known as 15222, 15224, and 15226 Yonge 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. 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.

Enacted by Town of Aurora Council this 30th day of March, 2021.



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, and being composed of:

- (a) Part of Lot 14, W/S Yonge Street, Plan 9, Aurora, being all of PIN 03652-0048 (LT,) including the primary building thereon, and municipally known as 15222 Yonge Street; and
- (b) Part of Lot 14 and Part of Lot 15, W/S Yonge Street, Plan 9, Aurora, being all of PIN 03652-0047 (LT), including the primary building thereon, and municipally known as 15224 and 15226 Yonge Street.

Schedule "B"

Statement of Cultural Heritage Value or Interest

The Faughner Building has cultural value as representative example of the "commercial vernacular" style built in the nineteenth century with additional Classical Revival elements. The simple rectilinear two storey massing, high masonry parapet, now demolished, with a low sloping roof are typical of the "commercial vernacular" style. The decorative buff brick proscenium arch and banding, the projecting decorative metal roof cornice, and window pediments of the second floor over impossibly tall, slender windows are Classical Revival elements. Despite the storefront's unsympathetic alterations, it maintains its original configuration. It is built tight to the Yonge Street property line.

It has historical value based on its association with the development of the early main street of Aurora as a retail and commercial hub. Built in 1875, it is the earliest extant structure on the west side of the main street and the oldest brick structure in the Historic Downtown. It was built with a hall on the second level that follows the early tradition of community use above storefronts at grade. The Royal Templars of Temperance and the Mechanics' Institute were amongst the community groups the used the second floor hall. The ground floor had multiple retail uses. It was the site of the town's first bank and later a private bank operated by Mr. J. M. Walton - a prominent businessman and mayor of Aurora from 1923 to 1928.

The building has contextual value as a contributing building to the historic main street streetscape of Aurora. On the west side of Yonge Street the Faughner Building is only remaining heritage building between the Lloyd/Ashton Block (1882) at the north and the Syndicate Block (1887) at the south. It is crucial to supporting the character of the heritage main street streetscape. Visually the Faughner Building contributes to the unifying features of the historic main streetscape that developed in the nineteenth century along the west side of Yonge Street, which was in the "commercial vernacular" style characterized by buildings that were low sloped roofed, brick, two storeys in height with a high second storey and decorative masonry parapets, and/or metal roof cornices.

Description of Heritage Attributes

Important to the preservation of the property are the original key attributes that express its value, which include the following exterior elements:

- the building massing, masonry, and masonry openings;
- the fieldstone foundation;
- the exposed brick south wall;
- the redbrick Flemish bond masonry of the façade;
- the buff brick proscenium like arch and stringcourse all in relief of the facade;
- the projecting metal roof cornice complete with cove molding, box dentils, and paired scroll corner scroll brackets. The cornice returns complete with an additional set of brackets;

- the masonry window openings of the second level complete with double soldier course flat arched lintels and monolithic manmade stone sills;
- the metal window pediments supported by long narrow decorative brackets; and
- the configuration of the ground level with a wider storefront to the south then an entrance to the second level and a narrower storefront to the north.