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February 3, 2023

Via Registered Mail and Email

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

Dear Ms. Semande,

RE: Notice of Intention to Designate 30 Properties to be of Cultural Heritage Value or Interest in the Town of Aurora

Please find attached the Notices of Intention to Designate for each of the 30 properties that were resolved by the Council of the Town of Aurora on June 21, 2022, to become designated. These Notices include a statement explaining the Cultural Heritage Value or Interest and a description of the heritage attributes for each property.

The 30 properties are as follows with each Notice of Intention to Designate attached:

16 Reuben Street	16-18 Mosley Street	17 Wellington Street East
19 Mosley Street	21 Machell Avenue	21 Victoria Street
31 Tyler Street	33 Mosley Street	35 Metcalfe Street
36 Wells Street	41 Wellington Street East	42 Wellington Street East
50 Mill Street	50 Tyler Street	50 Wellington Street East
53 Mosley Street	53 Wellington Street East	55 Metcalfe Street
56-58 Mosley Street	57 Mosley Street	68 Mosley Street
71 Tyler Street	73 Kennedy Street West	73 Wellington Street East
77 Wellington Street East	79 Victoria Street	81 Tyler Street
1978 Vandorf Sideroad	14314-14378 Yonge Street	15800 Yonge Street

The Town's Heritage Advisory Committee was also consulted, including through the meeting held on Monday, May 2, 2022. The Notices also outline the objection process, and pursuant to Section 29(3) of the *Ontario Heritage Act*, they will be published in a newspaper having general circulation in the municipality (The Auroran) and will also be served to each property owner.

Yours sincerely,

Michael de Rond
Town Clerk

Attach.

- c. Marco Ramunno, Director, Planning and Development Services
- c. Adam Robb, Senior Planner, Planning and Development Services

Corporate Services
Michael de Rond
Town Clerk

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



NOTICE OF INTENTION TO DESIGNATE 53 MOSLEY STREET

TAKE NOTICE THAT the Council of The Corporation of the Town of Aurora intends to designate the following property as a property of Cultural Heritage Value or Interest pursuant to the provisions of Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended. A statement of reasons is included.

53 Mosley Street
The Atkinson House
Pt Lt 11 S/s Mosley St Pl 68 Aurora; Pt Lt 12 S/s Mosley St Pl 68 Aurora
as In B24492b; Town of Aurora
PIN: 036510088

Description of Property

The property known municipally as 53 Mosley Street is located on the south side of Mosley Street between Victoria Street and Wells Street within the Southeast Old Aurora neighbourhood. The property includes a representative and early example of a Georgian cottage constructed in the mid-19th century.

Statement of Cultural Heritage Value or Interest

53 Mosley 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 property is a representative example of a 1.5 storey dwelling constructed circa 1860 in the Georgian cottage architectural style. The property is one of the earliest examples of the style built in Aurora – over approximately 160 years ago. The dwelling itself includes features indicative of its period of construction, including the wood frame construction and stone foundation, horizontal cladding, side gabled roofline, symmetrical 3-bay façade with original window and door openings, and chimney at the east elevation. The property is a specifically rare and early example of construction within the Southeast Old Aurora neighbourhood.

Historical and Associative Value:

The building was constructed in a very early period of growth and development for Aurora. The property is located as part of John Mosley's original subdivision for the development of the Town (Yonge Street to the west, the railway to the east, Wellington Street East to the north, and Metcalfe Street to the south) and specifically the Southeast Old Aurora community. By 1873 the property was sold to William Atkinson, who was a local wheelwright and would have been relied upon to build and repair carriage wheels for the earliest unpaved roads of the area. The property was also later owned by John van Nostrand, a local lumberman and farmer. The subject property has strong association with the original development of the Town and evolution to a growing community core. The property helps contribute to our understanding of the development of the Town prior to Canadian Confederation in 1867 and prior to the incorporation of the Town of Aurora itself in 1888.

Contextual Value:

The property defines, maintains and supports the historic character of the Southeast Old Aurora neighbourhood. The building and its location as one of the earliest dwellings in the community provides a significant link to the early growth and development of the Town, and particular the Southeast Old Aurora area. The subject property is located on a street with a high concentration of other heritage assets, and is also directly beside the historic Rising Sun Masonic Lodge, formerly the Methodist Episcopal Church, which was constructed in 1877 in the Gothic Revival architectural style. The subject property also backs onto the

designated Wells Street Public School at 64 Wells Street, which is considered to be one of the best examples of Neo-Classical architecture in all of York Region. The subject property helps contribute to the story of the early evolution and growth of the Town in this historic area.

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 1.5 storey scale and massing of wood frame construction and stone foundation
- Cladding
- Side gabled roofline with overhanging eaves
- Symmetrical front 3-bay façade with window and door openings

Notice of objection to this notice of intention to designate the property may be served on the Clerk of the Town of Aurora within 30 days after the date of publication of the notice of intention to designate in the local newspaper. This notice of objection must set out the reason for the objection and all relevant facts. If a notice of objection is received, the Council of the Town of Aurora shall consider the objection and make a decision whether to withdraw the notice of intention to designate the property or not.

Michael De Rond

Town Clerk

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

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For any other inquiries, please contact:

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