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ONTARIO HERITAGE TRUST

APR 30 2021

Corporate Services
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April 21, 2021

RECEIVED

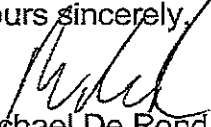
Via Registered Mail

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 6332-21

Being a By-law to designate a property to be of cultural heritage value or interest (15229 Yonge Street "The Willis 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 15229 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, municipally known as 15229 Yonge Street, and being composed of Lot 143, Plan 246, Part of Lot 1 E/S Yonge Street, Plan 68, Parts 1 and 3, Plan 65R135, Aurora, being all of PIN 03651-0030 (LT), including the primary building thereon.

Schedule "B"

Statement of Cultural Heritage Value or Interest

The Willis Building, constructed in 1905, has cultural value as an early twentieth century "commercial vernacular" building. It is a simple rectilinear two storey brick structure with a low sloping roof built tight to the Yonge Street property line. There is a decorative corbelled parapet divided into four bays by corbelled pilasters and has a copper, now painted, decorative cornice. The second floor has three single window openings for double hung windows with flat arch masonry lintels and stone or manufactured sills. The historical height of delineation marked by a cornice between the residential upper floor and the retail main floor was originally metal and is currently stuccoed.

The Official Plan recognizes the northern corners of Yonge and Wellington progressing south to Tyler and Mosely Streets as comprising the "Historic Downtown" of the "Old Town." The building has historical value based on its association with the development of the main street of the "Historic Downtown" of Aurora. After a decade of decline due to a national depression, the first decades of the twentieth century brought growth to Aurora resulting in a renewal of the main street. This building, the adjoined designated John Bond Building at 15231 Yonge Street, the listed Sterling Bank (1920) at 15221 Yonge Street, the designated Post Office Building (1916) at 15213 Yonge Street, Grimshaw's Bakery (1908), and the Post Office (1916) at 15199 Yonge Street were all built in this period of renewal.

The building has contextual value and is a contributing building in the historic main street streetscape of Aurora. The building, like the other commercial buildings of the historic main street, was built right on the Yonge Street property line, which defines a consistent building line. The building continues its historic uses with retail at the main level and residential use above. Visually the building contributes to the unifying features of the historic streetscape where the buildings are predominantly of two storeys in height built in the "commercial vernacular" style with low sloped roofs, brick masonry, decorative masonry parapets and metal parapet and storefront 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 masonry and massing;
- roof with a low slope towards the rear between low masonry parapets;
- red colored brick facade , buff brick sidewalls;
- high corbelled brick parapet complete with three recessed brick panels separated by corbelled pilasters;
- the copper, now painted, cornice. Decorative features of the cornice include brackets, a deep frieze, and projecting cornice;
- the three window openings of the second level complete with flat arch soldier course and header bricks and monolithic stone or man-made stone sills;
- the height and extant wooden elements of the storefront cornice; and
- the arrangement of the storefront with recessed access at the north to the second floor residential.