

The Corporation of the Town of Aurora

By-law Number XXXX-24

Being a By-law to designate a property to be of cultural heritage value or interest (77 Spruce Street “The Stephens House”).

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 25, 2024, the Council of The Corporation of the Town of Aurora (the “Town”) approved the recommendations contained in Report No. PDS24-060 to designate the property municipally known as 77 Spruce 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to the proposed designation of the Property served on the Town, or a person who has served a notice of objection has withdrawn the objection;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. A copy of this by-law shall be registered against the Property in the appropriate Land Registry Office.

Enacted by Town of Aurora Council this 24th day of September, 2024.

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 77 Spruce Street, and being composed of LT 4 PL 67; Aurora, being all of PIN 03639-0087 (LT), including the primary building thereon.

Schedule "B"**Statement of Cultural Heritage Value or Interest**

77 Spruce 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 house is representative of a 2.5-storey brick Edwardian/Foursquare style home. The home includes a front porch, hipped roof, stone windowsills, and an attic dormer with window. The property displays a high degree of craftsmanship and contributes to the character of the streetscape.

Historical and Associative Value:

77 Spruce supports the theme of an Edwardian style home in the early 1900s. The property helps to contribute to the understanding of the early development of the Town and the area northeast of Yonge and Wellington Streets, being the initial historic Machell's Corners. The dwelling was first built by William Lewis Stephens, a descendant of Aurora's first settlers.

Contextual Value:

The property supports the character of the Spruce Street area as many of the houses along the street share a similar look and design, including those in the Northeast Old Aurora Heritage Conservation District. The property is visually and historically linked to its surroundings as part of one of the earliest communities within Aurora. The property helps tell the story of the evolution and early growth of the Town.

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 2.5-storey brick Edwardian/ Foursquare style home
- Covered front porch
- Original window and door openings
- Stone sills
- Hipped roof with central attic dormer