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Town of Aurora
Committee of the Whole Report
No. PDS25-105

Subject: Request to Remove a Listed Property from the Town’s Heritage Register – 15 Tyler Street

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Manager of Policy Planning and Heritage

Department: Planning and Development Services

Date: November 11, 2025

Recommendation

1. That Report No. PDS25-105 be received; and
2. That the subject property be removed from the Aurora Register of Properties of Cultural Heritage Value or Interest on the basis that the owner provides appropriate commemoration and/or a contribution to the Heritage Reserve Fund, to the satisfaction of the Director of Planning and Development Services.

Executive Summary

The purpose of this report is to present Council with a request to remove 15 Tyler Street from the Town’s Register of Properties of Cultural Heritage Value or Interest.

- 15 Tyler Street is currently listed (non-designated) and is already scheduled for automatic removal from the Heritage Register on January 1, 2027, due to Bill 23.
- The subject property has already received Committee of Adjustment approval for a multi-unit building in line with the permissions of the Aurora Promenade.
- The Town’s Heritage Register Review project did not identify the property as a priority that merited designation, and the owner also provided an independent consultant Cultural Heritage Evaluation Report, which supports the delisting.
- Consultation with the Heritage Advisory Committee occurred on October 6, 2025, and the Committee had no major concerns regarding the delisting.

Background

15 Tyler Street is currently listed (non-designated), and is already scheduled for automatic removal from the Heritage Register on January 1, 2027, due to Bill 23

15 Tyler Street is located on the southeast corner of Tyler Street and Temperance Street. The property contains a modest structure that was built circa 1923. New siding and a portico were added to the structure in 2017, and these are non-original and not considered to be heritage attributes. The property was originally listed as part of the batch-list 'flagging' of properties done by the former LACAC (Heritage Committee) in the 1980s. Notes from the time indicate the reason for listing to be the association to John Bowser, who built the dwelling, as well as many others, in Aurora and Newmarket.

Under Provincial Bill 23, the Province has required that all listed (non-designated) properties must be automatically removed from municipal Heritage Registers on January 1, 2027. The Province's rationale for this legislative change is for municipalities to prioritize the protection of heritage properties that are actually meriting of designation, so that properties that were batch listed could not remain as such in perpetuity.

The subject property has already received Committee of Adjustment approval for a multi-unit building in line with the permissions of the Aurora Promenade

At the Committee of Adjustment meeting in October of 2024, the subject property received conditional approval for a 5-storey multi-unit apartment on the property. It was recognized at that meeting that the property is part of the Aurora Promenade, and that the proposal aligns with the planned vision for the downtown area in line with the Official Plan (MV-2024-28). A condition of approval was added that requires the owner to receive approval from Council to delist the subject property from the Heritage Register in order to facilitate the approved development. This delisting request is being made by the owner to fulfill that condition of minor variance approval.

Analysis

The Town's Heritage Register Review project did not identify the property as a priority that merited designation, and the owner also provided an independent consultant Cultural Heritage Evaluation Report, which supports the delisting request

The Town initiated a Heritage Register Review project in 2022 and identified priority properties to consider for designation, which has already been presented to Council

with designations then pursued over 2023 and 2024. The subject property at 15 Tyler Street was not identified as meriting designation and therefore was not identified as a priority. It was to remain listed until the Province's deadline for automatic removal of listed properties then came into place.

Additionally, as part of the delisting request, the owner has provided an independent Cultural Heritage Evaluation Report prepared by consultant Paul Oberst, CAHP. The Cultural Heritage Evaluation Report determined that 15 Tyler Street ultimately does not meet the required criteria to become designated. As identified by the initial LACAC listing of the property, the primary reason the property was initially 'flagged' or listed was due to a connection to John Bowser. Staff specifically inquired about the connection of the property to John Bowser, who was a notable Auroran that was the construction superintendent for the Empire State Building.

It was determined that John Bowser built several other homes and structures in Aurora and Newmarket, and there is no apparent unique or distinct connection to the subject property at 15 Tyler Street in particular. Bowser was also the builder of 75 Tyler Street, 79 Tyler Street, 63 Maple Street, amongst others. The subject property is not a particularly unique or prominent style or example of his work, and other properties in Town continue to better exemplify his story and connection to Aurora.

The test for designation was also recently heightened by the Province, with now two criteria needing to be met, such that even the connection to John Bowser alone would not be enough to defensibly justify designation. As supported by both the Town's Heritage Register Review conducted by MHBC Planning Inc., and the independent Cultural Heritage Evaluation Report submitted, the property does not meet the criteria for designation under the *Ontario Heritage Act*, and as such is justified for removal from the Town's Heritage Register.

Advisory Committee Review

Consultation with the Heritage Advisory Committee occurred on October 6, 2025, and the Committee had no major concerns regarding the delisting

The Town's Heritage Advisory Committee reviewed the subject delisting request and were generally accepting of the delisting of the property. Comments were raised about the Promenade Plan at large, and the conformity of the Committee of Adjustment approved height with the approved Promenade Plan and Official Plan, to which the five storey height is permitted. Discussion also involved ensuring future delistings by lesser known builders/families were also documented appropriately to ensure appropriate

commemorative value. In the case of 15 Tyler Street being built by John Bowser, there are several other more prominent properties that reflect the story of Bowser within Aurora, such that the removal of 15 Tyler Street does not jeopardize his story or legacy. However, staff will work with the owner to incorporate opportunities for potential commemoration as appropriate.

Overall, from a built heritage perspective, the Committee was generally supportive of the delisting of 15 Tyler Street.

Legal Considerations

According to Section 27 of the Ontario Heritage Act (the "Act"), a municipal register of cultural heritage value or interest may include properties that have not been designated under the Act, but that may be of cultural heritage value or interest. Before deciding to remove a property from the list, Council shall consult with the Heritage Advisory Committee.

Where a property is listed, the property owner shall not demolish or remove a building or structure on the property without providing Council with at least 60 days written notice. This gives Council the time to determine whether the property should be designated. If Council de-lists the subject property, this section would no longer apply. The owner would still be required to obtain a demolition permit in accordance with the *Building Code Act*. If Council denies the delisting request, they should also authorize staff to proceed with designating the property, as the owner would be entitled to apply for a Demolition Permit to trigger the 60-day timeline for Council to designate. The designation process would involve notices to the owner, the opportunity for objections, as well as appeal rights for the owner.

Financial Implications

As part of the subject delisting, the owner can provide a contribution to the Heritage Reserve Fund at the discretion of the Director of Planning and Development Services.

Communications Considerations

In regard to the previous minor variance application that was approved, Notices of the proposed development were also provided as per the statutory requirements for minor variances under the *Planning Act*.

Climate Change Considerations

The proposed redevelopment of the subject property seeks to add residential units in a desirable location that is in proximity to amenities and serviced by transit, therefore avoiding reliance on the private automobile while also supporting intensification in an appropriate location of Town as part of the Promenade.

Link to Strategic Plan

Supporting an Exceptional Quality of Life for All by aligning with the visions of the Aurora Promenade Plan.

Alternative(s) to the Recommendation

1. That the request to remove 15 Tyler Street from the Town's Register of Properties of Cultural Heritage Value or Interest be denied, and therefore, Council authorize staff to issue a Notice of Intention to Designate the subject property.

Conclusions

The owner of 15 Tyler Street is requesting delisting from the Town's Heritage Register in order to fulfill a condition of approval that was granted as part of the Committee of Adjustment approval for a multi-storey residential building on the property.

Attachments

Attachment 1 – Location Map

Attachment 2 – Cultural Heritage Evaluation Report

Attachment 3 – Property Photos

Attachment 4 – Proposed Site Plan, Floor Plans and Elevation

Previous Reports

Memorandum to the Heritage Advisory Committee dated October 6, 2025.

Report to the Committee of Adjustment dated October 10, 2024, for file MV-2024-28

Pre-submission Review

Agenda Management Team review on October 23, 2025

Approvals

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer