

Heritage Evaluation for de-listing  
15 Tyler Street, Aurora, ON  
August 2025



Figure 1. View from Northwest

Paul Oberst,  
Heritage Consultant and Architect (Ret.)

Heritage Resource Owner: 1931434 Ontario Inc  
106 Uxbridge-Pickering TLine  
Uxbridge, ON L9P 0K1

Heritage Consultant: Paul Oberst  
31 Province Street South Hamilton ON, L8M 3H5  
[pauldurfeeoberst@gmail.com](mailto:pauldurfeeoberst@gmail.com)

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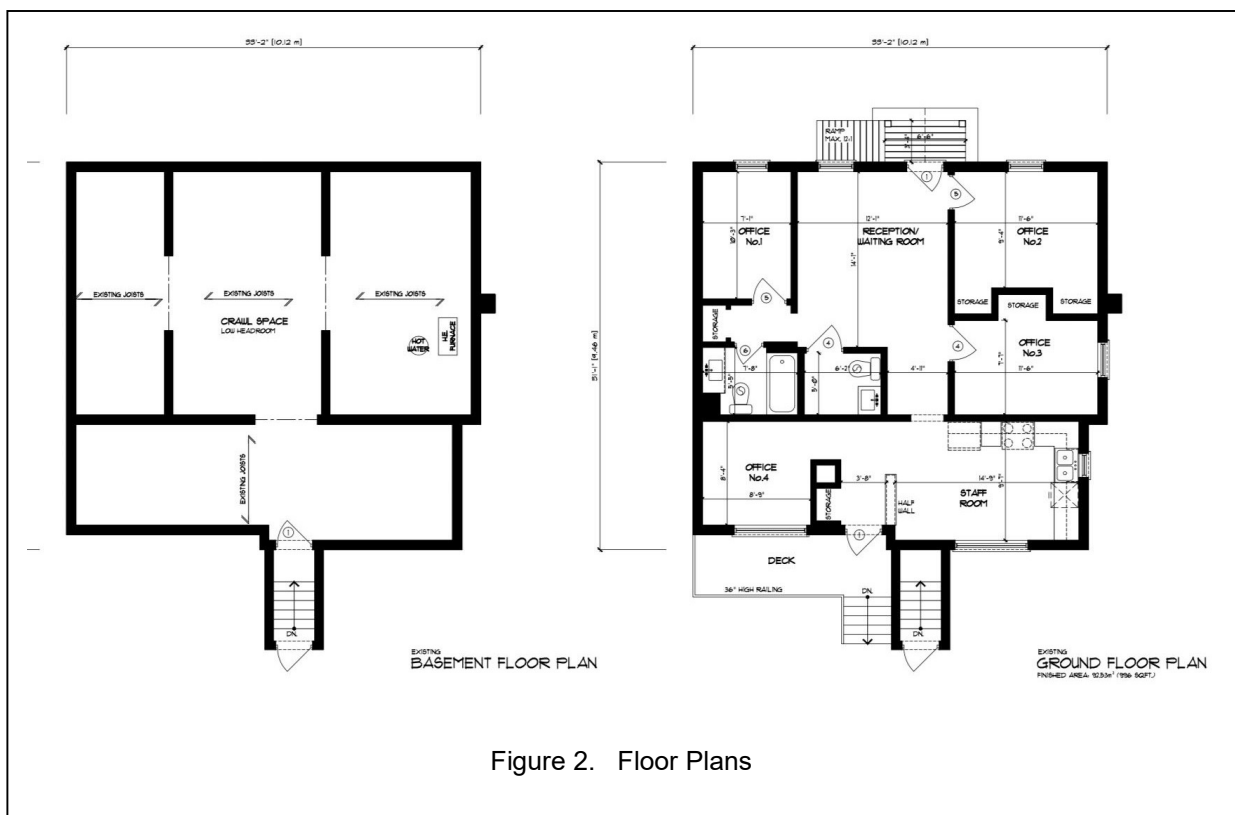
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## 1. Engagement

I was engaged by the owner, 1931434 Ontario Inc to produce a Heritage Evaluation for de-listing the property at 15 Tyler Street in Aurora. I spoke with Adam Robb, Senior Planner with the Town, and we agreed that my Cultural Heritage Evaluation should particularly reference Ontario Regulation 9/06. My assessment of the heritage impact relies on my own expertise, taking guidance from accepted standards for heritage conservation in Ontario. I co-authored the Northeast Old Aurora Heritage Conservation District Study and Plan. My CV is included as an appendix.

## 2. Description of the Property

The property is on the southeast corner of the intersection of Tyler Street and Temperance Street. The front and flanking yards are fairly narrow, and the large rear lot is a paved parking lot. The building is a small one-storey side-gable cottage with a low slope roof and an asymmetrical façade. There is a small verandah at the front door, and a shallow open deck behind the western end of the rear facade. The footprint is about 1000 square feet. The building currently has a commercial use. **No original features or finishes are visible on exterior or interior.**



## 2.1 Photographs



Figure 3. View from rear (South).



Figure 4 View from southwest showing marked parking lot at rear...



Figure 5. Reception room.



Figure 6. Office No.3.





Figure 7. Office No 4.



Figure 8. Staff Room.

### 3. Town Heritage Information

The property is described in the Town's Register of Properties of Cultural Heritage Value or Interest as shown below.

<b>AURORA REGISTER OF PROPERTIES OF CULTURAL HERITAGE VALUE OR INTEREST (Updated 2018)</b>	
<b>SITE</b>	<p>Address: 15 Tyler Street</p> <p>Former Address:</p> <p>Legal Description:                      PLAN: 9                      PART LOT: 8</p>
<b>STATUS</b>	<p>Current Use: Residence                      Original use: Residence</p> <p>Heritage Status: Listed &amp; Undesignated                      By-law No. &amp; Date:</p> <p>Official Plan: <b>Commercial</b>                      Zoning: <b>C2 (Commercial)</b></p> <p>HCD:                      Plaques:</p>
<b>PHOTOGRAPH</b>	
	



## 4. Heritage Evaluation of the House.

### 4.1 Ontario Regulation 569/22 (O.Reg. 569/22)

Ontario Regulation 9/06 provided 9 criteria for heritage designation in Ontario. It was part of a suite of legislative and regulatory measures regarding natural and cultural heritage enacted in 2006. It was replaced by Ontario Regulation 569/22 in 2022. The meat of the regulation is quoted in its entirety below:

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 27 (3) (b) of the Act. O. Reg. 569/22, s. 1.

(2) Property that has not been designated under Part IV of the Act may be included in the register referred to in subsection 27 (1) of the Act on and after the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force if the property meets two or more of the following criteria for determining whether it is of cultural heritage value or interest.

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark. O. Reg. 569/22, s. 1.

[Author's note—Converting the legalese in the opening two clauses into plain speech—Properties that meet two or more of the nine criteria listed may be Listed under Part IV. Those that meet fewer may **not** be listed ]

### 4.3 My Evaluation under Ontario Regulation 569/22

My professional evaluation of the property under the 9 criteria follows, below:

1. The property has been so altered that it can't be said to represent a, type, expression, material or construction method.
2. The property does not display a high degree of craftsmanship or artistic merit.
3. The property does not demonstrate a high degree of technical or scientific achievement.
4. The property does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to the community.
5. The property does not yield, or have the potential to yield, information that contributes to an understanding of the community or its culture.
6. The property is not associated with any architect, artist, designer or theorist who is significant to the community. John Bowser, the builder, is famous as the Superintendent of Construction for the Empire State Building, not for building cottages. Further, John Bowser lived in the Northeast District area and is not believed to have any other significant connection to this particular property.
7. The property is not important in defining, maintaining or supporting the character of the area, which has been completely altered since the construction of the building..

8. The property is not physically, functionally, visually or historically linked to its surroundings.
9. It Is not a landmark. O. Reg. 569/22, s. 1.

## 5. Conclusions

Based on the criteria in Ontario Regulation 9/06, the Ministry's advice, and my experience in cultural heritage work it is my professional opinion, that the property at 15 Tyler Street in the Town of Aurora does not meet the criteria to be placed on the Register. In view of Bill 23, I believe it should be removed from the *Aurora Register of Properties of Cultural Heritage Value or Interest*.



Figure 8. John Bowsers grave in Aurora Cemetery is marked with a 3m high replica of the Empire State Building.

## **6. Bibliography**

### **Historic Architecture:**

Environment Canada, Parks Service. *The Buildings of Canada*. Ottawa

McRae, Marion and Adamson, Anthony. *The Ancestral Roof: Domestic Architecture of Upper Canada*. Toronto: Clarke Irwin & Company, 1963

Mikel, Robert. *Ontario House Styles*. Toronto: James Lorimer & Company Limited, 2004

### **Heritage Conservation:**

Fram, Mark. *Well Preserved, The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation*. Erin, Ontario: The Boston Mills Press, 1988

Ontario Ministry of Culture, Tourism and Recreation. *Architectural Conservation Notes*.

Parks Canada. *Standards and Guidelines for the Conservation of Historic Places in Canada*. Ottawa: Queens Printer,

### **Official Documents:**

Ontario. *Ontario Heritage Act, RSO, 1980, chapter o.18, as amended*. Toronto: Queen's Printer for Ontario, 2005

Ontario Ministry of Culture, Tourism and Recreation. *Heritage Property Evaluation*. Queen's Printer for Ontario, 2006

Phillip H. Carter Architect and Planner in association with Paul Oberst Architect. *Northeast Old Aurora Heritage Conservation District Study and Plan*. Aurora: Town of Aurora, 2006

Appendix:  
**Heritage Consultant's CV**

**PAUL OBERST, OAA, B.Arch, CAHP  
CURRICULUM VITAE**

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**EDUCATION**

**1970 B. ARCH (WITH DISTINCTION)** University of Michigan

**PROFESSIONAL HISTORY**

1993 – 2020 Paul Oberst Architect, Principal

1995-2020 Consultant to:  
Phillip H. Carter Architect

1994-1996 Consultant to:  
R. E. Barnett Architect

1989 - 1993 Designer  
Gordon Cheney Architect Inc.

1984 - 1989 Paul Oberst Design, Principal

1981-1984 Designer  
Lloyd Alter Architect

1973-1981 Major Works Building, Principal

**SELECTED PROJECT EXPERIENCE:**

**HERITAGE PROJECTS**



The Beverley Street project preserved a large Victorian row of 16 houses, maintaining their original use as single-family dwellings. It was nominated for an Ontario Renews Award.

**For Lloyd Alter Architect  
Contact Lloyd Alter, 416-656-8683  
Beverley Street Row, Toronto,  
Renovation and preservation, 1982**

This project was part of the redevelopment of a largely vacant city block. The developer chose to preserve this 16-house Victorian row, an enlightened attitude for the time.

Mr. Oberst worked on several of the houses in the project, with responsibilities including design, construction documents, and field review .

**McCabe Houses, 174-178 St.George Street, Toronto  
restoration for adaptive re-use, 1982**

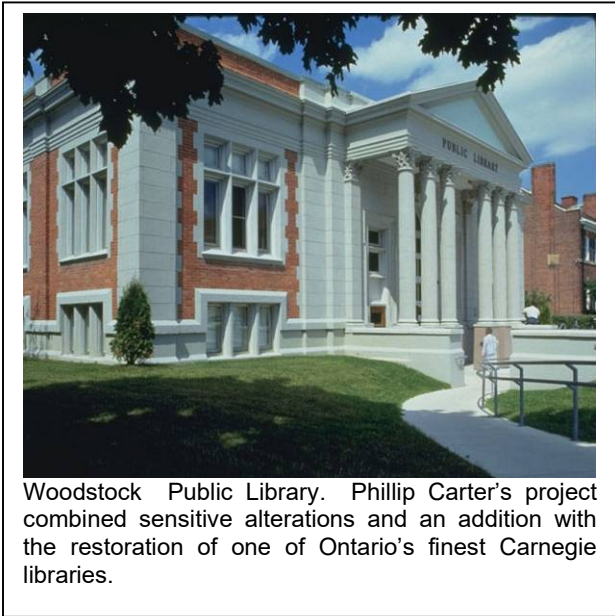
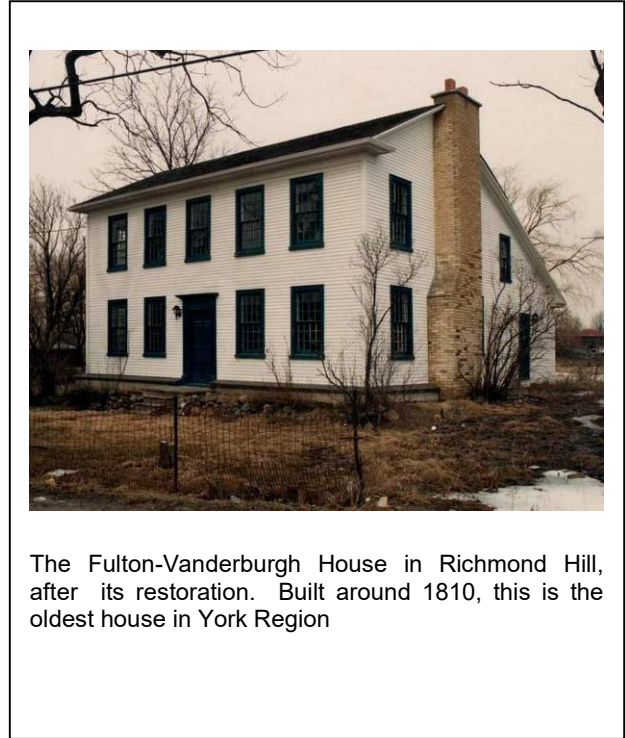
Mr. Oberst assisted in working drawings and field review.

**For Lloyd Alter Architect**

**Fulton-Vanderburgh House**, Richmond Hill, exterior restoration, 1984

This project was part of a development agreement for farmland south of Richmond Hill. CAPHC member David Fayle was the LACAC liaison.

Mr. Oberst handled the project, having full responsibility for design, construction documents, and field review.



**For Phillip H. Carter Architect and Planner**  
**Contact Phillip Carter, 416-504-6497**  
**Woodstock Public Library,**  
Restoration, addition, and renovations, 1996

Mr. Oberst assisted in the production of working drawings and wrote the specifications.

**Port Hope Public Library,** restoration, addition and renovations, 2000

Mr. Oberst wrote the specifications.



Setting back the third-floor addition allowed the restored bank building to retain its street presence, and maintain the detail significance of the cornice and entry-bay decoration. Preservation Services provided oversight for work under the façade improvement program.

**For Paul Oberst Architect**

**The Dominion Bank**

2945 Dundas Street W., Toronto

Restoration, addition, and renovation, 2002

This 1915 bank by John M. Lyle Architect was converted to a commercial residential building with a penthouse addition, set back 2.3m from the building line, and following the curve of the façade.

The original structure was restored under a local façade improvement program, including cleaning and installation of replacement 1-over-1 double hung windows on the second floor.

**Medland Lofts**

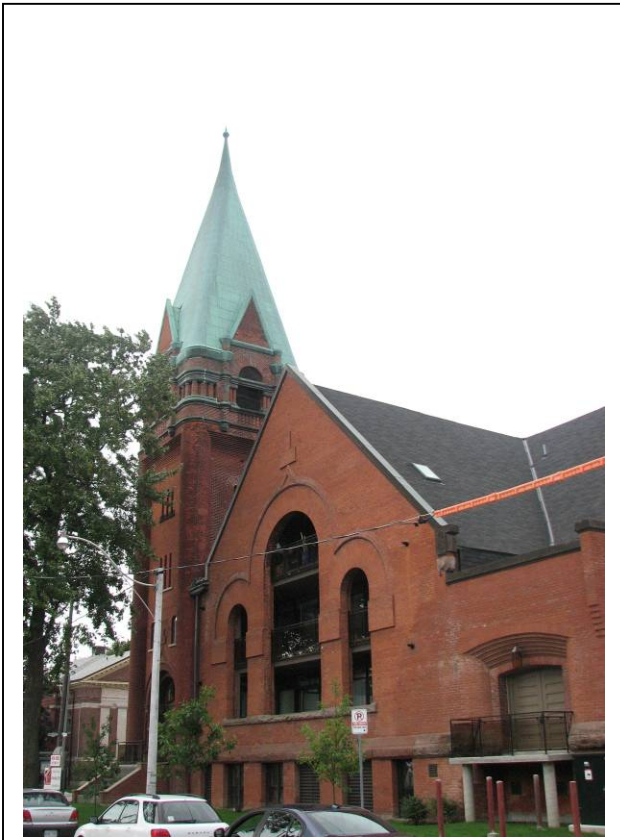
2925 Dundas Street W., Toronto

Restoration, addition, and renovation, 2005

This Art Deco building was in extreme disrepair following an uncompleted renovation. The completed project provided 10 residential and 3 commercial condominium units. It contributes to the revitalization of the Junction commercial area.



This building has a set-back addition similar to the one at the Dominion Bank across the street. In this case the penthouse has a Moderne design, reflecting the Art Deco style of the original building.



## For Paul Oberst Architect

### Victoria Lofts

152 Annette Street, Toronto

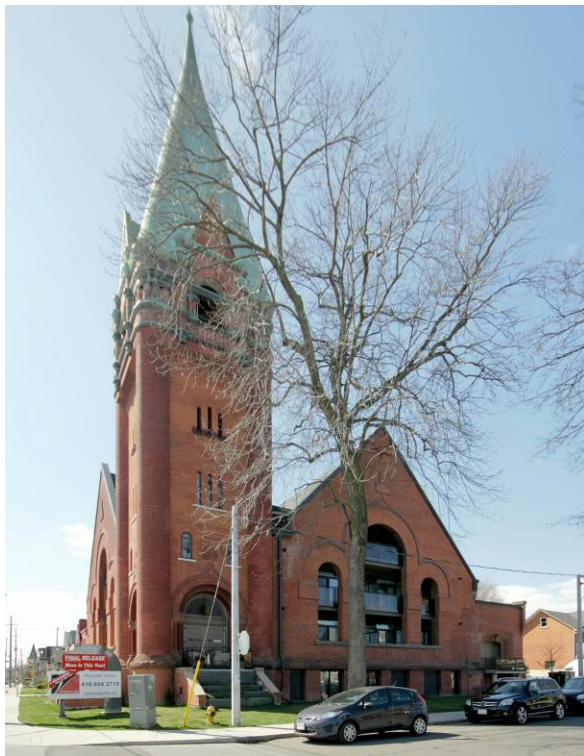
Residential Conversion,  
Occupied 2011

The 1890 Victoria-Royce Presbyterian Church was designed by Knox and Elliot, who were also the architects for the Confederation Life building on Yonge Street. In 2005, the parish ceased operation, no longer having sufficient members to maintain this large and important heritage building.

The project preserves and restore the building envelope and many of the interior features, and will provide 34 residential condominiums.

Significant elements that were not used in the project, like the 1908 Casavant organ, and the enormous stained glass windows have been preserved intact in new homes at other churches.

This project received the William H. Greer Award of Excellence at the Heritage Toronto Awards 2013.



Balconies behind the original arches double the window area to meet the requirements of residential use, without cutting new openings in the historic masonry structure.

## HERITAGE DISTRICTS

In association with Phillip H. Carter Architect and Planner

**Collingwood Downtown Heritage Conservation District Study and Plan, 2001-2002**

**Kleinburg-Nashville Heritage Conservation District Study and Plan, 2002-2003**

**Old Burlington Village Heritage Conservation District Study, 2004-2005.** Resulted in our Urban Design Guidelines for the downtown.

**Northeast Old Aurora Heritage Conservation District Study and Plan, 2005-2006.** Received Honourable Mention (2<sup>nd</sup> place nationally) in the Neighbourhood Plans category—Canadian Institute of Planning, 2007.

**Village of Maple Heritage Conservation District Study and Plan, 2006-2007.**

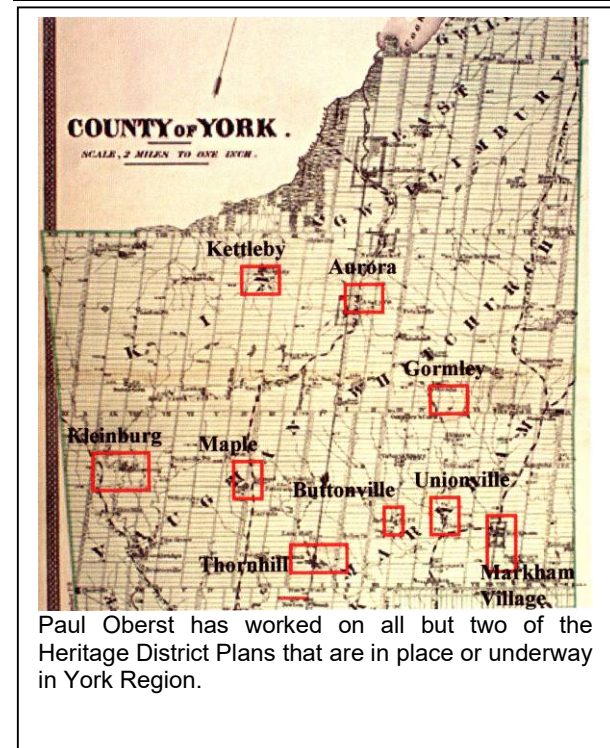
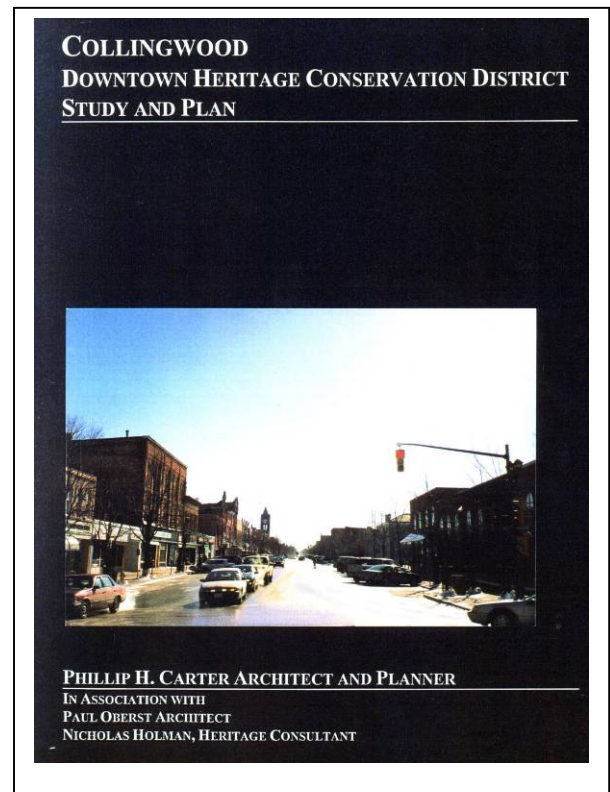
**Buttonville Heritage Conservation District Study and Plan, 2007.**

**Thornhill Markham Heritage Conservation District Study and Plan, 2007.**

**Thornhill Vaughan Heritage Conservation District Study and Plan, 2007.**

**Gormley Heritage Conservation District Study and Plan, 2008**

**Kettleby Heritage Conservation District Study and Plan, suspended by Council.**



## Talk of preserving heritage a façade

Zoning change to Spadina will raze historic buildings



JOE FIORITO  
City columnist

Walk slowly up Spadina, from Dundas to College; it doesn't take much time. Get yourself some barbecued duck, a bowl of pho, a bag of star fruit and keep walking. Look closely at the buildings as you walk.

Under decades of neglect and

cheap signage you will see a streetscape of handsome bay windows, latticed brick and old stone cornices — the remnants of Victorian Toronto.

Now listen carefully: Hidden in the noise of traffic, there is another, softer sound — landlords rubbing their hands, lawyers drafting agreements, wrecking crews licking their chops.

Final arguments over a zoning change to Spadina Avenue have just been heard by the Ontario Municipal Board; if the change is approved, those old buildings may topple like dominoes.

To boil it down: Certain developers want a change in zoning to allow an increase in the density of the street, which would make the narrow little properties on Spadina more valuable as real estate, which in turn would make it easy for somebody with the cash to bundle up several of the narrow lots into larger parcels for redevelopment — i.e., demolition.

City council has approved the

change, in spite of staff recommendations to the contrary. Perhaps council believes a denser, post-development Spadina will still look like Spadina, only better, healthier, more vibrant; and perhaps one day the fire hydrants will be filled with cherry Kool-Aid.

It could happen, but it ain't likely.

I went to the offices of the OMB last Friday, to listen as the opposition made its case.

I was won over.

Architect and neighbourhood resident Paul Oberst led the arguments by calling a planner for the city, Suzanne Pringle. She explained that if the density along that strip of Spadina were increased, it would make it easy to assemble small lots. However, in order to achieve the proposed density, it would be necessary to demolish what's there and rebuild.

Next, heritage expert Marcia Cuthbert testified that there are a number of architecturally significant buildings along this stretch of Spadina that ought to be considered historic properties. They have not yet been designated as such, partly because the heritage board is overworked, and partly because of delays caused by amalgamation.

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## Better safe than sorry?

### SPADINA

Continued from Page A16

Among the more notable buildings are: the Standard, a Yiddish theatre that morphed into the Victory Burlesque which in turn became the Golden Harvest Chinese Theatre, at 285 Spadina; Grossman's Tavern, at 377; the house where Red Emma Goldman lay in state upon her death, at 346; and Broadway Hall, once used by the Women's Christian Temperance Union, at 450 Spadina.

Margie Zeidler, one of the few developers in town who preserves heritage buildings for a living, noted that many of the buildings on this stretch of the street were architecturally outstanding, and in reasonable

shape. She said that the economics of preservation were generally equivalent to the economics of demolition.

Cathy Nasmith, another heritage expert, noted that there were whole blocks of Spadina worth preserving — including one stretch of 11 Victorian buildings in a row. When challenged by a lawyer who said that façades could easily be preserved as a part of redevelopment, she observed succinctly, "If there is a heritage scale, with demolition at one end and renovation at the other, I'd say saving a façade is one step up from demolition." In any case, there's no way to enforce the preservation of façades.

And that is a rather brutal summary of a day's worth of arguments and cross-examinations. A couple of questions:

Why is it that when you knock a building down, what goes up in its place is generally uglier? Why don't we force developers to pay a price for zoning changes that give them profits they don't earn? Why, when it comes to Toronto's irreplaceable architectural heritage, don't we take the position that it's better to be safe than sorry? And why don't we follow the example of certain, um, world-class cities — London, Paris, Edinburgh — and encourage preservation?

I'm not one of those guys who thinks old is intrinsically good; neither am I certain that we should erase, deface, or reface our common heritage for the sake of a few bucks.

It's worth noting that the OMB rarely rules against a decision taken by city council, but it has happened. Yes, and the water in the hydrants could run sweet and red.

National Post

## CITIZEN ADVOCACY

Mr. Oberst was the "Party", before the Ontario Municipal Board, opposing an application for rezoning and Official Plan Amendment on Spadina Avenue in Toronto in 2001. Rezoning threatened 113 heritage properties on one kilometre of street frontage.

He organized and presented the case to the OMB, with the assistance of residents and many heritage activists.

Joe Fiorito's column, to the left, provides a succinct narration.

Mr. Oberst continues to work on heritage issues in the neighbourhood, being involved in the designation of Kensington Market as a National Historic Site, and the preservation of the historic parish of Saint Stephen-in-the-Fields.

### Contact:

Catherine Nasmith  
416-598-4144

Building adaptation **HONOURABLE MENTION** Jury comments



The community-driven development process for this project is commendable and as such this residential project deserves recognition that goes beyond its spare architectural treatment and physical form. A skillful rehabilitation of a surplus building not only for residential use but also with adjacent spaces that have been adapted to the visual benefit of the neighbourhood.

**Kensington Market Lofts**  
Architect  
Robert E. Barnett Architect and  
Paul Oberst Architect in Joint Venture

The building on the left was originally a 1927 elementary school. The building on the right was the 1952 Provincial Institute of Trades. Although this is not a restoration project, it retained the main aspects of these traditionalist and early-modern buildings. This contrasts with the advice of a City consultant that they be demolished and replaced with an 8-storey tower.

## OTHER ARCHITECTURAL WORK

### RESIDENTIAL

#### **Kensington Market Lofts**

Condominium Conversion, George Brown College Kensington Campus, \$13,000,000

Design partner, in joint venture with R.E. Barnett Architect.

At the Toronto Architecture and Urban Design Awards 2000 the jury created the new category of 'Adaptive Re-use' to recognize this project and the Roundhouse. Since it was a new category, we received an honourable mention rather than an award.

#### **St John's Lofts**

Condominium Conversion, 1 St. John's Road, Toronto, \$1,000,000

Design partner, in joint venture with R.E. Barnett Architect

## COMMERCIAL

Retail/Apartment Building, 80 Kensington Avenue, Toronto, \$400,000

Designer for Paul Oberst Architect

Kings Tower, 393 King Street West Toronto, 12 Storey mixed use building, \$10M

Designer for Gordon Cheney Architect Inc

Office Building, 2026 Yonge Street Toronto, 3 Storey mixed use building, \$3M

Designer for Lloyd Alter Architect

## THEATRE WORK

Set designer, *A Ride Across Lake Constance*, by Peter Handke

New Theatre, Toronto 1975

Set and Costume designer, *The Curse of the Starving Class*, by Sam Shepard

New Theatre, Toronto, 1979

