

**Conservation Review Board**  
Commission des biens culturels



**ISSUE DATE:** September 30, 2020

**CASE NO(s):** CRB1827 et al

**PROCEEDING COMMENCED UNDER** subsection 29(5) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as amended

Owner: Soccia Investments Inc.  
Objector: Borg Group Ltd.  
Subject: Notice of Intention to Designate (Imperial Bank)  
Property Address: 15195 Yonge St.  
Legal Description: PT LT 8 E/S YONGE ST PL 68, PT LT 9 E/S YONGE ST PL 68 AS IN R485345  
Municipality: Town of Aurora  
CRB Case No.: CRB1827  
CRB Case Name: Borg Group Ltd. v. Aurora (Town)

**PROCEEDING COMMENCED UNDER** subsection 29(5) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as amended

Owners: Victor W. Cummings, Susanna Cummings  
Objectors: Victor W. Cummings, Susanna Cummings, Borg Group Ltd.  
Subject: Notice of Intention to Designate (Grimshaw's Bakery)  
Property Address: 15199 Yonge St.  
Legal Description: PT LT 4 E/S YONGE ST PL 68, PT LT 8 E/S YONGE ST PL 68, PTS 1, 2 65R3215; T/W, S/T AS IN R255688  
Municipality: Town of Aurora  
CRB Case No.: CRB1828  
CRB Case Name: Cummings v. Aurora (Town)

**PROCEEDING COMMENCED UNDER** subsection 29(5) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as amended

Owner: York Professional Care & Education Inc.  
 Objector: Borg Group Ltd.  
 Subject: Notice of Intention to Designate (The Butcher Building)  
 Property Address: 15203 Yonge Street  
 Legal Description: PT LT 4 E/S YONGE ST PL 68 AS IN R649417; S/T, T/W AS IN R649417  
 Municipality: Town of Aurora  
 CRB Case No.: CRB1829  
 CRB Case Name: Borg Group Ltd. v. Aurora (Town)

**PROCEEDING COMMENCED UNDER** subsection 29(5) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as amended

Owner: 15210 Yonge Aurora Inc.  
 Objector: Borg Group Ltd.  
 Subject: Notice of Intention to Designate (The Andrews Block)  
 Property Address: 15210 Yonge Street  
 Legal Description: PT LT 13 W/S YONGE ST PL 9 R422075 EXCEPT EASEMENT THEREIN  
 Municipality: Town of Aurora  
 CRB Case No.: CRB1830  
 CRB Case Name: Borg Group Ltd. v. Aurora (Town)

**PROCEEDING COMMENCED UNDER** subsection 29(5) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as amended

Owner: Trustees of Lodge No. 148 of the Independent Order of Odd Fellows  
 Objector: Borg Group Ltd.  
 Subject: Notice of Intention to Designate (The Oddfellows Block)  
 Property Address: 15216 Yonge Street  
 Legal Description: PT LT 13 W/S YONGE ST PL 9 AS IN R271931; EXCEPT EASEMENT THEREIN  
 Municipality: Town of Aurora  
 CRB Case No.: CRB1831  
 CRB Case Name: Borg Group Ltd. v. Aurora (Town)

**PROCEEDING COMMENCED UNDER** subsection 29(5) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as amended

Owner: Jolly Good Hospitality Holdings Inc.  
 Objectors: Rajesh Jolly, Natasha Jolly, Borg Group Ltd.  
 Subject: Notice of Intention to Designate (The Clift Block)  
 Property Address: 15218 Yonge Street  
 Legal Description: PT LT 14 W/S YONGE ST PL 9 AS IN R366174; EXCEPT EASEMENTS THEREIN  
 Municipality: Town of Aurora  
 CRB Case No.: CRB1832  
 CRB Case Name: Jolly v. Aurora (Town)

**PROCEEDING COMMENCED UNDER** subsection 29(5) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as amended

Owners: 1087931 Ontario Ltd., Murray Fitzgerald, 2095227 Ontario Inc.  
 Objector: Borg Group Ltd.  
 Subject: Notice of Intention to Designate (Sterling Bank)  
 Property Address: 15221 Yonge Street  
 Legal Description: PT LT 1 E/S YONGE ST PL 68 PT 1 65R1833 T/W R282286; S/T AN EASEMENT OVER PT 3 ON 65R-36371 IN FAVOUR OF PT LT 2 E/S YONGE ST. PL 68 (PIN 03651-0035) AS IN YR2474705; T/W AN EASEMENT OVER PT LT 2 E/S YONGE ST PL 68 AS PT 2 PL 65R36371 AS IN YR2474704  
 Municipality: Town of Aurora  
 CRB Case No.: CRB1833  
 CRB Case Name: Borg Group Ltd. v. Aurora (Town)

**PROCEEDING COMMENCED UNDER** subsection 29(5) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as amended

Owner: 1612959 Ontario Ltd.  
 Objector: Borg Group Ltd.  
 Subject: Notice of Intention to Designate (The Faughner Building)  
 Property Address: 15222 Yonge Street  
 Legal Description: PT LT 14 W/S YONGE ST PL 9 AS IN R100290; S/T & T/W R100290, IF ANY  
 Municipality: Town of Aurora  
 CRB Case No.: CRB1834

CRB Case Name: Borg Group Ltd. v. Aurora (Town)

**PROCEEDING COMMENCED UNDER** subsection 29(5) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as amended

Owner: Carmelo Linardi Group Holdings Ltd.  
 Objector: Borg Group Ltd.  
 Subject: Notice of Intention to Designate (The Faughner Building)  
 Property Address: 15224 Yonge Street  
 Legal Description: PT LT 14 W/S YONGE ST PL 9; PT LT 15 W/S YONGE ST PL 9 AS IN R600337  
 Municipality: Town of Aurora  
 CRB Case No.: CRB1835  
 CRB Case Name: Borg Group Ltd. v. Aurora (Town)

**PROCEEDING COMMENCED UNDER** subsection 29(5) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as amended

Owner: Carmelo Linardi Group Holdings Ltd.  
 Objector: Borg Group Ltd.  
 Subject: Notice of Intention to Designate (The Faughner Building)  
 Property Address: 15226 Yonge Street  
 Legal Description: PT LT 15 W/S YONGE ST PL 9 AS IN R393704  
 Municipality: Town of Aurora  
 CRB Case No.: CRB1836  
 CRB Case Name: Borg Group Ltd. v. Aurora (Town)

**PROCEEDING COMMENCED UNDER** subsection 29(5) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as amended

Owner: Iraj Keshavarz Mashhour  
 Objector: Borg Group Ltd.  
 Subject: Notice of Intention to Designate (Winter's Bakery)  
 Property Address: 15225 Yonge Street  
 Legal Description: PT LT 1 E/S YONGE ST PL 68 PT 1 65R6220  
 Municipality: Town of Aurora  
 CRB Case No.: CRB1837  
 CRB Case Name: Borg Group Ltd. v. Aurora (Town)

**PROCEEDING COMMENCED UNDER** subsection 29(5) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as amended

Owner: Soben Properties Inc.  
 Objector: Borg Group Ltd.  
 Subject: Notice of Intention to Designate (The Willis Building)  
 Property Address: 15229 Yonge Street  
 Legal Description: LT 143 PL 246; PT LT 1 E/S YONGE ST PL 68 PTS 1 & 3, 65R135  
 Municipality: Town of Aurora  
 CRB Case No.: CRB1838  
 CRB Case Name: Borg Group Ltd. v. Aurora (Town)

**PROCEEDING COMMENCED UNDER** subsection 29(5) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as amended

Owner: 15233 Yonge Aurora Inc.  
 Objector: Borg Group Ltd.  
 Subject: Notice of Intention to Designate (Medical Hall)  
 Property Address: 15233 Yonge Street  
 Legal Description: LT 141 PL 246 T/W R530937  
 Municipality: Town of Aurora  
 CRB Case No.: CRB1839  
 CRB Case Name: Borg Group Ltd. v. Aurora (Town)

**PROCEEDING COMMENCED UNDER** subsection 29(5) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as amended

Owner: Soben Properties Inc.  
 Objector: Borg Group Ltd.  
 Subject: Notice of Intention to Designate (The Ashton Building)  
 Property Address: 15240 Yonge Street  
 Legal Description: PT LT 16 W/S YONGE ST PL 9 AS IN R166329 (FIRSTLY); EXCEPT EASEMENT THEREIN; S/T AN EASEMENT IN GROSS OVER PT 2 PL 65R35487 AS IN YR2262931  
 Municipality: Town of Aurora  
 CRB Case No.: CRB1840  
 CRB Case Name: Borg Group Ltd. v. Aurora (Town)

**PROCEEDING COMMENCED UNDER** subsection 29(5) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as amended

Owner: Arnold Lane Corp.  
 Objector: Borg Group Ltd.  
 Subject: Notice of Intention to Designate (The Lloyd Building)  
 Property Address: 15242 Yonge Street  
 Legal Description: PT LT 16 W/S YONGE ST PL 9 AS IN B33331B; EXCEPT EASEMENT THEREIN; S/T AN EASEMENT IN GROSS OVER PT 1 PL 65R35487 AS IN YR2262932  
 Municipality: Town of Aurora  
 CRB Case No.: CRB1841  
 CRB Case Name: Borg Group Ltd. v. Aurora (Town)

**PROCEEDING COMMENCED UNDER** subsection 29(5) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as amended

Owner: George M. Condoyannis  
 Objector: Borg Group Ltd.  
 Subject: Notice of Intention to Designate (Mulock Block)  
 Property Address: 15243A Yonge Street  
 Legal Description: LT 139 PL 246; LT 140 PL 246 T/W R229757; S/T INTEREST IF ANY IN A66989A  
 Municipality: Town of Aurora  
 CRB Case No.: CRB1842  
 CRB Case Name: Borg Group Ltd. v. Aurora (Town)

**PROCEEDING COMMENCED UNDER** subsection 29(5) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as amended

Owner: George M. Condoyannis  
 Objector: Borg Group Ltd.  
 Subject: Notice of Intention to Designate (Whimster's Store)  
 Property Address: 15243B Yonge Street  
 Legal Description: LT 139 PL 246; LT 140 PL 246 T/W R229757; S/T INTEREST IF ANY IN A66989A  
 Municipality: Town of Aurora  
 CRB Case No.: CRB1843  
 CRB Case Name: Borg Group Ltd. v. Aurora (Town)

**PROCEEDING COMMENCED UNDER** subsection 29(5) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as amended

Owners: Pamela McPherson, Thomas McPherson  
 Objector: Borg Group Ltd.  
 Subject: Notice of Intention to Designate (The Clift Block")  
 Property Address: 15219 & 15220 Yonge Street  
 Legal Description: PT LT 14 W/S YONGE ST PL 9 AS IN R150121; S/T INTEREST IN R150121  
 Municipality: Town of Aurora  
 CRB Case No.: CRB1844  
 CRB Case Name: Borg Group Ltd. v. Aurora (Town)

### **APPEARANCES:**

#### **Parties**

#### **Counsel/Representative\***

Borg Group Ltd.	Joel Farber
George Condoyannis	Russell Cheeseman
Carmelo Linardi Group Holdings Inc.	Carmelo Linardi*
Town of Aurora	Signe Leisk

**HEARD:** In writing  
**ADJUDICATOR(S):** Daniel Nelson, Member

## **PROCEDURAL ORDER**

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[1] This is a fourth procedural order of the Conservation Review Board ("Review Board") in respect of certain objections to the Notices of Intention to Designate the properties listed above.

[2] Objections have been withdrawn for the following proceedings:

- From Borg Group Ltd (CRB1827, CRB1829-CRB1841, CRB1844)
- From George Condoyannis (CRB1842, CRB1843)

[3] As a result of these withdrawals, there are no extant objectors remaining in respect to these identified matters and the Case Coordinator is directed to close these files forthwith.

[4] The only remaining matter is CRB1828, which deals with 15199 Yonge Street, Aurora, owned by Victor W. Cummings and Susanna Cummings (hereinafter “the Cummings”). These owners submitted an objection but have not otherwise participated in these proceedings. They were directed to participate in the Pre-Hearing Conference of February 27, 2020 and did not. As a result, they were made “inactive parties” in the Review Board’s Procedural Order of March 16, 2020. This Order permitted any inactive party to apply to the Review Board to be made active; the Cummings did not do so.

[5] In order for the proper management of these proceedings, it is necessary to ascertain the position of the Cummings in respect to CRB1828. Therefore, within 10 days of the issuance of this Procedural Order, the Cummings are hereby ordered to:

- Write to the Case Coordinator and indicate they withdraw their objection, in which case, the Case Coordinator will close this file; **or**
- Provide written submissions as to why the matter should not be dismissed given their failure to participate in these proceedings, in which case the Case Coordinator will schedule a Pre-Hearing Conference in this matter forthwith and, once scheduled, the Cummings must attend.

[6] In the event that the Cummings fail to comply with this Procedural Order within the time allotted, or fail to attend the Pre-Hearing Conference referenced above, should it be scheduled, the Review Board will dismiss the CRB1828 matter, in accordance with Rule 16.01, without further notice or hearing.

[7] The hearing scheduled for October 5 to 7, 2020 in these matters is hereby canceled.



[8] The Review Board may vary or add to this Order at any time, either on request or as it sees fit, and may do so by an oral ruling or in writing.

*“Daniel Nelson”*

DANIEL NELSON  
MEMBER

If there is an attachment referred to in this document,  
please visit [www.olt.gov.on.ca](http://www.olt.gov.on.ca) to view the attachment in PDF format.

**Conservation Review Board**

A constituent tribunal of Ontario Land Tribunals

Website: [www.olt.gov.on.ca](http://www.olt.gov.on.ca) Telephone: 416-212-6349 Toll Free: 1-866-448-2248