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IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER O.18 AND
62 LAING STREET
CITY OF TORONTO, PROVINCE OF ONTARIO

NOTICE OF PASSING OF BY-LAW

To: Conestoga Investments Limited
3845 Bathurst Street
Suite 202
Downsview, Ontario
M3H 3N2

✓ Ontario Heritage Foundation

Take notice that the Council of the Corporation of the City of Toronto has passed By-law No. 567-92 to designate the above-mentioned property to be of architectural and historical value or interest.

Dated at Toronto this 13th day of October, 1992.


Barbara G. Caplan
City Clerk

✓

No. 567-92. A BY-LAW

*To designate the Property at No. 62 Laing Street (Maple Cottage)
of architectural and historical value or interest.*

(Passed September 14, 1992.)

Whereas By Clause No. 13 of Neighbourhoods Committee Report No. 11, adopted, as amended, by Council at its meeting held on September 14, 1992, authority was granted to designate the property at No. 62 Laing Street of architectural and historical value or interest;

Whereas the Ontario Heritage Act authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of historic or architectural value or interest; and

Whereas notice of intention to so designate the property at No. 62 Laing Street having been duly published and served and a notice of objection to such designation having been received, the Council of The Corporation of the City of Toronto referred the matter to the Conservation Review Board for hearing and report; and

Whereas the Conservation Review Board, after due notice, conducted a public hearing and made a report to the aforesaid Council in which it recommended that No. 62 Laing Street be duly designated by by-law of the City of Toronto pursuant to the provisions of the Ontario Heritage Act; and

Whereas the aforesaid Council has considered the said report; and

Whereas the reasons for designation are set out in Schedule "B" hereto;

Therefore, the Council of The Corporation of the City of Toronto enacts as follows:

1. There is designated as being of architectural and historical value or interest the real property more particularly described and shown on Schedules "A" and "C" hereto, known as the property at No. 62 Laing Street.
2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" hereto in the proper land registry office.
3. The City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto.

JUNE ROWLANDS,
Mayor.


BARBARA G. CAPLAN
City Clerk.

Council Chamber,
Toronto, September 14, 1992.
(L.S.)

SCHEDULE "A"

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of part of Lot 38 on the west side of Laing Street and part of the Public Lane immediately to the north of said Lot 38, both according to Plan 214 registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64), the boundaries of the said land being described as follows:

COMMENCING at the north-easterly angle of the said Lot 38;

THENCE westerly along the northerly limit of said Lot being along the southerly limit of the Lane, 6.36 metre more or less to the easterly face of the easterly wall of the building known as 62 Laing Street;

THENCE northerly along the said easterly face of wall, 0.35 metres more or less to the northerly face of the northerly wall of the said building;

THENCE westerly along said northerly face of wall a distance of 17.98 metres to the westerly face thereof;

THENCE southerly along the said westerly face of wall, 0.35 metres more or less to the said northerly limit of Lot 38;

THENCE westerly along said northerly limit of Lot 38 being along the aforesaid southerly limit of the Lane in all a distance of 87.41 metres more or less to the westerly limit of said Lot 38;

THENCE southerly along the said westerly limit of Lot 38, 10.06 metres;

THENCE easterly parallel to the said northerly limit of Lot 38, a distance of 111.75 metres more or less to the easterly limit of the said Lot;

THENCE northerly along the said easterly limit of Lot 38, being along the westerly limit of Laing Street, 10.06 metres to the point of commencement.

The hereinbefore described land being delineated by heavy outline on Plan SYE2596 dated August 27, 1992, as set out in Schedule "C".

SCHEDULE "B"
TORONTO HISTORICAL BOARD
HERITAGE PROPERTY REPORT

Basic Building Date:
Address: 62 Laing Street (south of Queen Street)
Ward: 09
Current Name: "Maple Cottage"
Historical Name: "Maple Cottage"
Construction Date: 1873
Architect: Unknown
Contractor/Builder: Unknown
Original Owner: James Brickenden
Original Use: Residential (single)
Current Use: Residential (single)
Heritage Category: C
Recording Date: February 20, 1991
Recorder: HPD:jc

HISTORY:

"Maple Cottage" was erected on lot 39 for James Brickenden in 1873. The property was subdivided by 1903 when a smaller house, 60 Laing Street, was erected to the south. About the same time, a one half storey brick addition was built to the rear.

The house at 62 Laing Street shares its lot with the maple tree on the northeast corner of the property which, through oral tradition, was the inspiration for Alexander Muir's "The Maple Leaf Forever".

Alexander Muir was born in Lanarkshire, Scotland, in 1830 and when he was three years old, his family emigrated to Canada. In the late 1860's he taught at the one room school at the corner of Curzon and Queen Streets, in Leslieville, a small village on the outskirts of Toronto whose centre was at the intersection of Leslie and Queen Streets. Muir was a friend of George Leslie, a nursery owner for whom the village was named, and legend has it that they often walked in the area admiring the trees and talking. During one such autumn walk, a falling maple leaf is said to have inspired Muir to write "The Maple Leaf Forever". Muir submitted the song to the Patriotic Song Competition which was being conducted by the Caledonia Society in Montreal. The song placed second in the competition and friends encouraged Muir to publish it, which he did at a cost of \$30.00. The 'Maple Leaf Forever' was never copyrighted and Muir made only \$4.00 in royalties despite the fact that by the end of his life the song was being sung across the country.

Muir continued teaching in the Toronto area until his death in 1906 at the age of 76. At the time he was principal of the Gladstone Avenue School. Its name was then changed to the Alexander Muir School.

ARCHITECTURE:

"The Maple Cottage" is an example of the "Ontario Cottage", one of the earliest in the neighbourhood, and a rare surviving example of early residential construction in the area. The Ontario Cottage shares traits with the Regency Cottage. It is usually square in plan, 1 1/2 storeys tall, contains a deep cellar, large windows, and a hipped roof. Throughout the 19th century, it was adapted to many different styles by altering decorative elements. The Ontario Cottage was the common rural house of Ontario, though Toronto once had many more.

The house is a 1 1/2 storey frame and brick cottage on a raised foundation. On the principal (east) facade, the central doorway is balanced on either side by a large flat arched sash window with a stone slipsill. These windows are continued on the north and south elevations. The ground floor is spanned by a full width open verandah.

At the second level, above the doorway, is a centrally placed roundheaded window featuring stone voussoirs. The house features a hipped roof with a central clipped gable. This style was more common in earlier days but is increasingly rare in the city today.

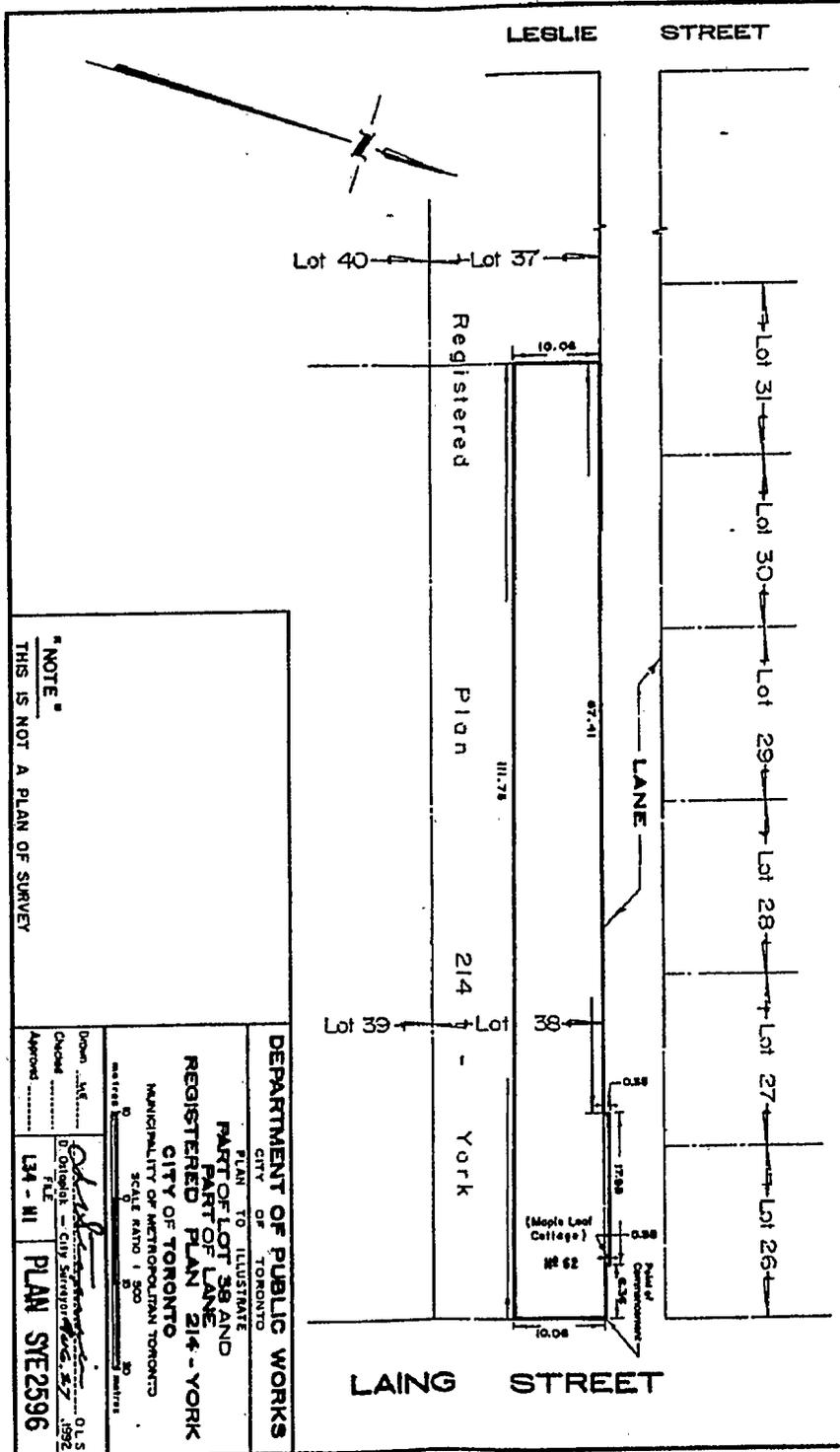
CONTEXT:

Located on the west side of Laing Street, south of Queen Street, the house is situated in a residential neighbourhood, where it is related in size and scale and shares common setbacks with adjacent houses. One of the earliest homes in the area, it shares the lot with a maple tree whose falling leaves are reputed to have been the inspiration for Alexander Muir's "The Maple Leaf Forever". This building is a visual and historical landmark in the neighbourhood.

SUMMARY:

The property at 62 Laing Street is identified for architectural and historical reasons. "Maple Cottage", constructed in 1873, is distinguished by the fact that it is one of the oldest residential buildings in the area. For its genre, it is usually well-built and well-proportioned. It's roof, though common once, is increasingly rare in the city today. The property is also significant as the site of the tree which inspired Alexander Muir's "The Maple Leaf Forever", situated on the northeast corner of the property. Located in an area bound by Queen Street East and Leslie Street, "Maple Cottage" is an important visual and historical landmark.

MAP AREA 530-221



"NOTE"
THIS IS NOT A PLAN OF SURVEY

DEPARTMENT OF PUBLIC WORKS
CITY OF TORONTO
PLAN TO ILLUSTRATE
PART OF LOT 38 AND
PART OF LOT 39 AND
REGISTERED PLAN 214 - YORK
CITY OF TORONTO
MUNICIPALITY OF METROPOLITAN TORONTO
SCALE RATIO 1:500

Drawn by: M. J. [Signature]
Checked by: [Signature]
Approved by: [Signature]

FILE NO. 134 - 111
PLAN SYE2596

DATE: 1992

SYE 2596