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City Clerk's Office

NOV 16 2004

RECEIVED

NOV 27 2004

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Ulli S. Watkiss
City Clerk

Secretariat
Francine Adamo
North York Community Council
North York Civic Centre
5100 Yonge Street
Toronto, Ontario M2N 5V7

CONSERVATION REVIEW
BOARD

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
231-235 McRAE DRIVE
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW

Fire Hall
850 Coxwell Avenue
Toronto, Ontario
M4C 5R1

Ontario Heritage Foundation
10 Adelaide Street East
Toronto, Ontario
M5C 1J3


The Junior Academy Inc.
235 McRae Drive
Toronto, Ontario
M4G 1T6

Take notice that the Council of the City of Toronto has passed By-law No. 905-2004 to designate 231-235 McRae Drive (Leaside Municipal Building and Fire Hall) as being of cultural heritage value or interest.

Dated at Toronto this 12th day of November, 2004.

Ulli S. Watkiss
City Clerk

cc: Interested Persons
Manager, Heritage Preservation Services, City Hall, 2nd Floor, Suite A18
Jasmine Stein, Municipal Law Unit, Legal Division, City Hall, 12th floor West
Deputy Chief Building Official and Director, Building Division, North District

Authority: Toronto North Community Council Report No. 5, Clause No. 31,
as adopted by City of Toronto Council on June 22, 23 and 24, 2004
Enacted by Council: October 28, 2004

CITY OF TORONTO

BY-LAW No. 905-2004

To designate the property at 231-235 McRae Drive (Leaside Municipal Building and Fire Hall) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 231-235 McRae Drive (Leaside Municipal Building and Fire Hall) as being of cultural heritage value or interest; and

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 cultural heritage value or interest; and

WHEREAS the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 231-235 McRae Drive and upon the Ontario Heritage Foundation, Notice of Intention to designate the property and has caused the Notice of Intention to be published in a newspaper having a general circulation in the municipality as required by the *Ontario Heritage Act*; and

WHEREAS the reasons for designation are set out in Schedule "A" to this by-law: and

WHEREAS no notice of objection to the proposed designation was served upon the Clerk of the municipality;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at 231-235 McRae Drive, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 231-235 McRae Drive 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 as required by the *Ontario Heritage Act*.

ENACTED AND PASSED this 28th day of October, A.D. 2004.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"
REASONS FOR DESIGNATION

Leaside Municipal Building and Fire Hall
231-235 McRae Drive

The property at 231-235 McRae Drive is recommended for designation under Part IV of the *Ontario Heritage Act* for its cultural resource value or interest. Opened in 1949, the Leaside Municipal Building, with the adjoining Fire Hall, occupies the property at the southwest corner of McRae Drive and Randolph Road. The site is historically significant as the location of the former administrative offices of the Town of Leaside, the municipality incorporated in 1913 and, following amalgamation with the Township of East York, part of the Borough of East York from 1967 to 1998. Including the former East York Fire Hall #1 (now the Toronto Fire Department's Station #321), the complex is architecturally notable as a good example of Modern Classicism designed by Toronto architects Hanks and Irwin.

The Leaside Municipal Building and Fire Hall displays the smooth surfaces and Classical detailing identified with Modern Classicism, the style popularized after World War I. The heritage attributes of the complex consist of the two-storey T-shaped plan where, beneath the flat roof with a chimney, the exterior walls are clad with buff brick and trimmed with stone. The principal (northeast) facade has a frontispiece with a parapet and keystone, a two-storey surround incorporating an entry with sidelights and transom beneath a monumental window opening, and a pair of medallions with Classical motifs. The detailing is continued on the side walls, which display central frontispieces flanked by two-storey-window surrounds with flat-headed window openings. The Fire Hall at the rear of the Leaside Municipal Building places trios of flat-headed window openings with panels above oversized entrance doors. The single-storey addition on the McRae Drive elevation is not included as a heritage attribute.

SCHEDULE "B"

In the City of Toronto and Province of Ontario, in the Land Titles Division of the Toronto Registry Office (No. 66), being composed of:

FIRSTLY: Premises: 231 McRae Drive
Owner: City of Toronto

PIN 10384-0256 (LT).

PT LT 365 PL 2120 TWP OF YORK; LT 532 PL 2120 TWP OF YORK; PT LT 533
PL 2120 TWP OF YORK; LANE PL 2120 TWP OF YORK CLOSED BY BY-LAW
TL11759 PT 1 64R2944 EXCEPT CA429515.

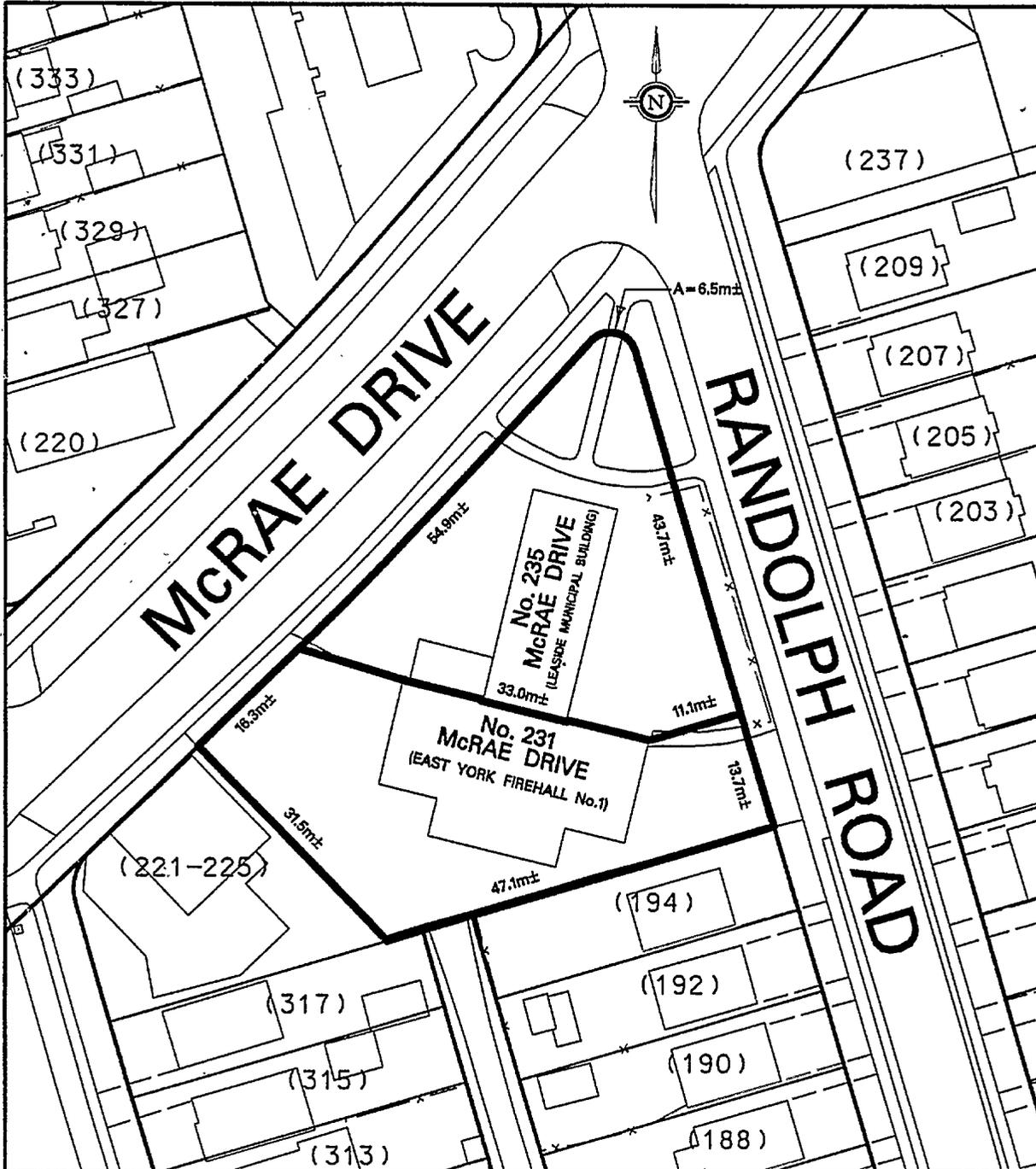
SECONDLY: Premises: 235 McRae Drive
Owner: The Junior Academy Inc.

PIN 10384-0257 (LT).

LT 535 PL 2120 TWP OF YORK; LANE PL 2120 TWP OF YORK ABUTTING
LT 533 TO 535 CLOSED BY TL11759; PT LT 533 PL 2120 TWP OF YORK;
PT LT 534 PL 2120 TWP OF YORK; PT LT 365 PL 2120 TWP OF YORK;
PT 2, 64R2944.

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2004-153 dated September 30, 2004, as set out in Schedule "C".

SCHEDULE "C"



PROPERTY INFORMATION SHEET

No. 231 McRAE DRIVE (EAST YORK FIREHALL No.1)
 AND No. 235 McRAE DRIVE
 (LEASIDE MUNICIPAL BUILDING)
 LAND DESIGNATED AS BEING OF
 CULTURAL HERITAGE VALUE OR INTEREST
 (NOT TO SCALE)

Toronto

WORKS & EMERGENCY SERVICES
TECHNICAL SERVICES DIVISION
SURVEY & MAPPING

NOTE:
THIS SKETCH IS NOT
A PLAN OF SURVEY
AND HAS BEEN COMPILED
FROM SURVEY NOTES AND
OFFICE RECORDS. IT SHALL
NOT BE USED EXCEPT FOR
THE PURPOSE INDICATED
IN THE TITLE BLOCK

WARD 26 - DON VALLEY WEST
DATE: SEPT. 30, 2004

SKETCH No. PS-2004-153