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MAR 18 2016

Ulli S. Watkiss
City Clerk

City Clerk's Office

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
4200 EGLINTON AVENUE WEST
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW

Greg Moorby
Acting Director, Facilities Management
City of Toronto
55 John Street, Floor 2
Toronto ON M5V 3C6

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J2

Take Notice that the Council of the City of Toronto has passed By-law No. 221-2016 to designate the property at 4200 Eglinton Avenue West (Mary Reid House) as being of cultural heritage value or interest.

Dated at Toronto, this 16th day of March, 2016.

for

Ulli S. Watkiss,
City Clerk

Authority: Etobicoke York Community Council Item EY4.7, as adopted by City of Toronto Council on March 31, April 1 and 2, 2015

CITY OF TORONTO

BY-LAW No. 221-2016

To designate the property at 4200 Eglinton Avenue West (Mary Reid House) as being of cultural heritage value or interest.

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

Whereas authority was granted by Council to designate the property at 4200 Eglinton Avenue West (the Mary Reid House) as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto caused to be served upon the owners of the land and premises known municipally as 4200 Eglinton Avenue West and upon the Ontario Heritage Trust, Notice of Intention to designate the property and caused the Notice of Intention to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under 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 was served upon the Clerk of the municipality;

The Council of the City of Toronto enacts:

1. The property at 4200 Eglinton Avenue West, 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 4200 Eglinton Avenue West and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the *Ontario Heritage Act*.

Enacted and passed on March 10, 2016.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE "A"
REASONS FOR DESIGNATION
(STATEMENT OF SIGNIFICANCE)

Description

Located on the northwest corner of Eglinton Avenue West and Royal York Road, the Mary Reid House (built in 1939) is a 2½-storey house form building. The property was listed on the City of Toronto's heritage register in 2006.

Statement of Cultural Heritage Value

The property at 4200 Eglinton Avenue West is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value, and meets the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual values.

The Mary Reid House is valued for its design as a fine and well-crafted representative example of the Period Revival style applied to a country house in Etobicoke. Identified by the mixture of elements drawn from English medieval architecture, its design is particularly distinguished by the asymmetrical plan with projecting horizontal and vertical planes, the fenestration that includes an oriel window typical of Period Revival styling, and the application of corbelled brickwork and clinker bricks. The appearance of the Mary Reid House is reminiscent of the houses designed for nearby Kingsway Park (south of St. George's Golf and Country Club) and the other 20th century residential enclaves developed by the R. Home Smith Company along the Humber River, all of which featured architecture and landscaping inspired by the English Garden City Movement.

The property at 4200 Eglinton Avenue West also has cultural heritage value related to its contextual importance in maintaining and supporting the historical character of the area as it developed at the corner of Eglinton Avenue West and Royal York Road. Originally associated with the farming community of Richview, the land adjoining this intersection (northwest) was divided in the early 20th century as a small residential enclave characterized by large lot sizes. While the remainder of the subdivision did not develop as envisioned, with its scale, landscaped setting, and setback on a corner lot, the Mary Reid House is a reminder of the intended appearance of this part of Etobicoke.

Contextually, the Mary Reid House is also valued for its links to its setting on the north side of Eglinton Avenue West, west of Royal York Road where it is placed in and viewed across open space, set back from the thoroughfare, accessed via a semicircular driveway and separated from the street by a low stone wall with stone gate posts.

Heritage Attributes

The heritage attributes of the property at 4200 Eglinton Avenue West are the building known historically as the Mary Reid House with:

- The placement, setback and orientation of the structure on the north side of Eglinton Avenue West, west of Royal York Road

- The 2½-storey L-shaped plan
- The materials, with red brick cladding and brick, artificial stone and wood detailing, including corbelled brickwork and clinker bricks
- The cross-gable roof, which has a brick chimney at the east end
- On the principal (south) elevation, the organization of the wall with the single-storey entrance block (west) and the projecting L-wing (east)
- The principal (south) entrance, with the single panelled wood door that is set in a stone surround with quoins and placed off-centre in the wall
- The fenestration on all four elevations where flat-headed openings with multi-paned sash windows are set in wood surrounds, including the oriel window with brackets on the south wall
- The secondary entry on the rear (north) wall that is protected by the gable roof with wood detailing and oversized brackets
- Outlining the south edge of the site, the low stone wall with gate posts
- The views of the south elevation of the Mary Reid House from the north side of Eglinton Avenue West

SCHEDULE "B"
LEGAL DESCRIPTION

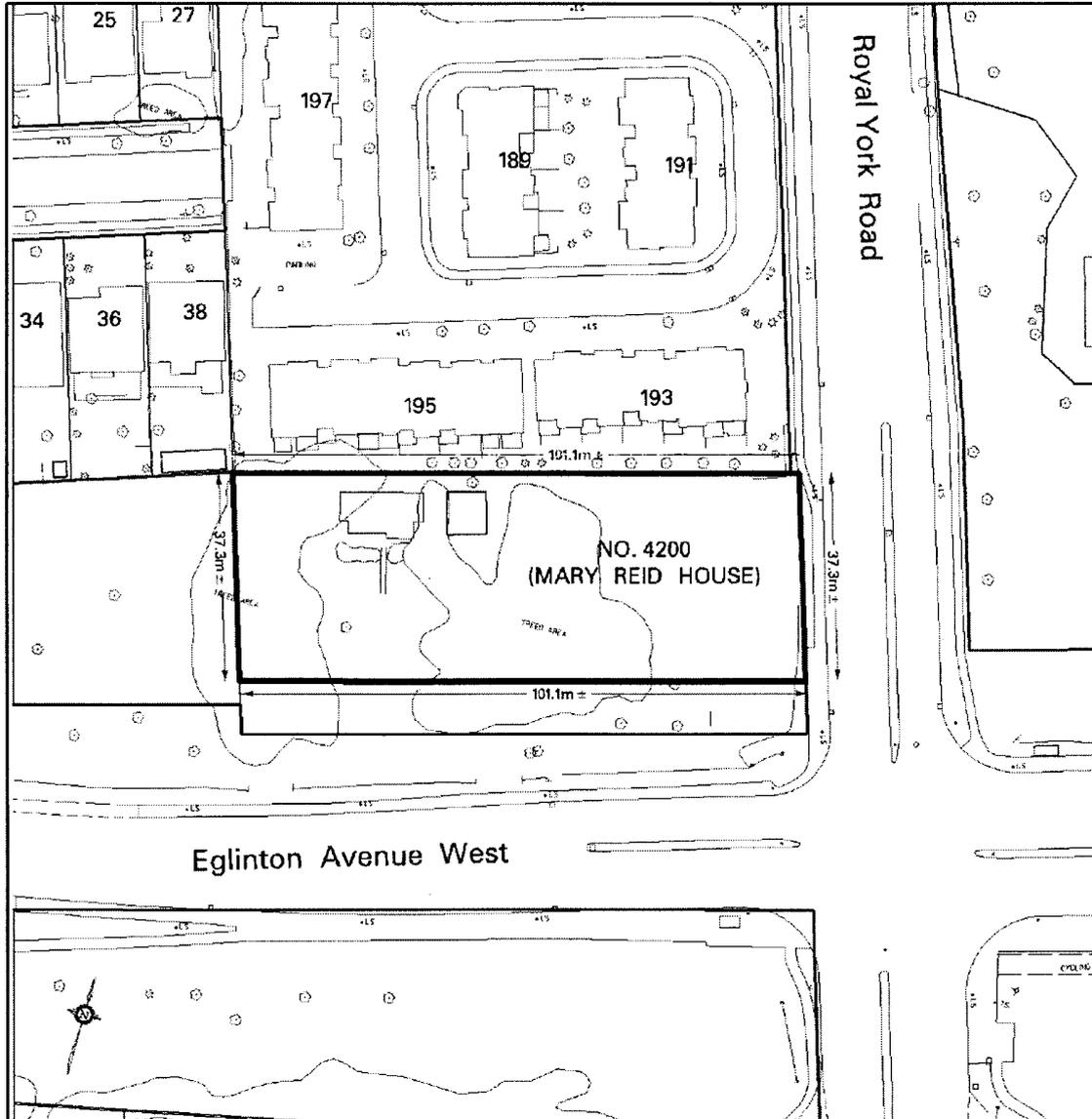
Part of PIN 07383-0194(LT)

Part of Lot 1 on Plan 2476 designated as PART 20 on Plan 66R-26293

City of Toronto (former City of Etobicoke), Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2016-025 dated March 3, 2016, as set out in Schedule "C".

SCHEDULE "C"



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

CHECKED BY: JOHN HOUSE
PREPARED BY: DWAYNE PITT

WARD 4 - ETOBICOKE CENTRE
DATE: MARCH 03, 2016

PROPERTY INFORMATION SHEET
NO. 4200 EGLINTON AVENUE WEST
(MARY REID HOUSE)
LAND DESIGNATED AS BEING OF
CULTURAL HERITAGE VALUE AND INTEREST
(NOT TO SCALE)

SKETCH No. PS-2016-025