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City Clerk's Office

ONTARIO HERITAGE TRUST

FEB 23 2011

RECEIVED

Ulli S. Watkiss
City Clerk

Secretariat
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Toronto and East York Community Council
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Toronto, Ontario M5H 2N2

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
7 AUSTIN TERRACE (JOHN B. MACLEAN HOUSE)
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW

[REDACTED]

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

[REDACTED]

Teplitsky, Colson LLP
70 Bond Street, Suite 200
Toronto, ON M5B 1X3
Attention: James M. Wortzman

[REDACTED]

Take notice that the Council of the City of Toronto has passed By-law No. 172-2011 to designate 7 Austin Terrace (John B. Maclean House) (St. Paul's, Ward 21) as being of cultural heritage value or interest.

Dated at Toronto this 23rd day of February, 2011.

Ulli S. Watkiss
City Clerk

Authority: Toronto and East York Community Council Item 30.96,
adopted as amended, by City of Toronto Council on January 26 and 27, 2010
Enacted by Council: February 8, 2011

CITY OF TORONTO

BY-LAW No. 172-2011

**To designate the property at 7 Austin Terrace (John B. Maclean House) as being of
cultural heritage value or interest.**

WHEREAS authority was granted by Council to designate the property at 7 Austin Terrace (John B. Maclean House) 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 caused to be served upon the owners of the land and premises known as 7 Austin Terrace 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, Notice requirements under the *Ontario Heritage Act*; and

WHEREAS a notice of objection dated February 16, 2010 was served upon the Clerk of the municipality; and

WHEREAS the objectors have withdrawn their objection by letter dated December 9, 2010;

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

1. The property at 7 Austin Terrace, 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 7 Austin Terrace 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, Notice requirements under the *Ontario Heritage Act*.

ENACTED AND PASSED this 8th day of February, A.D. 2011.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"**REASONS FOR DESIGNATION****Statement of Significance****7 Austin Terrace: John B. Maclean House****Description**

The property at 7 Austin Terrace is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the categories of associative and contextual value. Located on the south side of Austin Terrace near the foot of Lyndhurst Avenue, the John B. Maclean House (1910) is a 1½-storey house form building.

Statement of Cultural Heritage Value

The house form building at 7 Austin Terrace is historically associated with publisher John Bayne Maclean (1862-1950), a person of significance to the community, who occupied the building from its construction in 1910 until his death 40 years later. After working as a newspaper reporter and editor, in 1889 Maclean established a publishing company for trade journals and popular magazines that became the largest enterprise of its kind in the British Commonwealth. After moving to Austin Terrace, Maclean renamed an existing magazine Maclean's, which has been published continuously for over a century and remains the most recognized legacy of his career.

The John B. Maclean House is also connected to the important Canadian architect, John M. Lyle, who prepared the plans for the dwelling. After training at the Ecole des Beaux Arts and with prominent New York City architectural firms, Lyle established a solo practice in Toronto in 1905 where he quickly rose to prominence with his designs for the Royal Alexandra Theatre (1907) and Toronto's Union Station (designed in 1911-13 in association with Ross and Macdonald and Hugh G. Jones), as well as work with the Civic Improvement Commission (1911). Lyle prepared the plans for the 1910 section of the building at 7 Austin Terrace as the gatehouse or lodge for a suburban estate that Maclean did not complete (instead expanding the original building with a service wing and southeast addition by Mathers and Haldenby in 1934). The John B. Maclean House is significant for its association with the first phase of Lyle's career in Toronto when he accepted residential commissions from many prominent businessmen.

From a design perspective, the John B. Maclean House (1910) is a unique expression of Georgian Revival styling developed by Lyle during the early stages of his practice in response to this particular commission. Archival evidence reveals that Lyle was engaged to prepare plans for the gatehouse by combining two existing buildings beneath a Georgian Revival façade. Instead, the gatehouse was constructed of new materials, but Lyle's unusual design was retained. It displays Georgian Revival motifs in the roof features, dormer windows and classical detailing, yet the deliberate asymmetry with the offset placement of the main entrance, the varied widths of the bays and the different-sized windows openings is an atypical application of the style.

Contextually, with its origin as a gatehouse or lodge for the Maclean estate, the property at 7 Austin Terrace is historically linked to the enclave of residential estates that developed along Austin Terrace, including the neighbouring Spadina (1866, with additions up to 1912), Henry Pellatt's Casa Loma (1909-13, with lodge and stables also extant), and Lenwil (designed and occupied by architect E. J. Lennox, 1913-15). The John B. McLean House contributes to the character of the neighbourhood where the group of large surviving estate houses and auxiliary buildings have a strong visual presence overlooking the city from the escarpment above Davenport Road.

Heritage Attributes

The heritage attributes of the property at 7 Austin Terrace are:

- The 1½-storey house form building completed in 1910.
- The scale, form and massing of the structure with the 1½-storey rectangular plan.
- The stucco cladding and wood detailing.
- The gable roof with tall brick chimneys, gabled wall dormers with pediments, and a wood cornice.
- The main entrance, which is asymmetrically placed on the north façade in a classical doorcase with columns, pilasters and an entablature with dentils beneath a segmental-arched pediment.
- On the north façade, the flat-headed window openings with wood trim.
- The covered porch with classical detailing on the west elevation.
- The placement of the 1910 building on the south side of Austin Terrace.

SCHEDULE "C"


Toronto

 TECHNICAL SERVICES DIVISION
 SURVEY & MAPPING SERVICES

 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 RITT

 WARD 21 - ST. PAUL'S
 DATE: MARCH 05, 2010

PROPERTY INFORMATION SHEET

 NO. 7 AUSTIN TERRACE (MACLEAN HOUSE)
 LAND DESIGNATED AS BEING OF
 CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

SKETCH No. PS-2010-023

SCHEDULE "B"

PIN 21225-0102 (LT)

PT LT D, E PL 1282 WYCHWOOD BRACONDALE DOVERCOURT AS IN CA579516

City of Toronto and 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-2010-023 dated March 5, 2010, as set out in Schedule "C".

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