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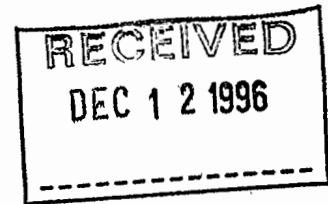
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5100 Yonge Street
North York, Ontario
M2N 5V7

CITY OF
North York
PARKS & RECREATION DEPARTMENT



December 9, 1996

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

Dear Sir/Madam:

Please be advised that the Council of the Corporation of the City of North York, at its meeting held October 16, 1996, passed By-law Number 32852 to designate the property known as Oakley, 288 Old Yonge Street, as a property of architectural and historical value or interest under Part IV of The Ontario Heritage Act, 1990 R.S.O Chapter 0.18.

Please find a copy of By-law Number 32852 attached.

If you require further information please do not hesitate to contact me.

Yours truly,

Beth Hanna, Manager
Culture Branch

Encl. By-law Number 32852

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CITY OF NORTH YORK

BY-LAW NUMBER 32852

To designate the lands and buildings at 288 Old Yonge Street (formerly 264) of architectural and historical value.

WHEREAS The Ontario Heritage Act, R.S.O. 1990, 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 the Council of the Corporation of the City of North York has caused to be served upon the owners of the lands and premises known municipally as Oakley, 288 Old Yonge Street, and upon the Ontario Heritage Foundation notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published once in a newspaper having a general circulation in the municipality;

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

WHEREAS no notice of objection to the said proposed designation has been served upon the Clerk of the Municipality;

THEREFORE, THE COUNCIL OF THE CORPORATION OF THE CITY OF NORTH YORK HEREBY ENACTS AS FOLLOWS:

1. There is designated as being of architectural and historical value or interest the real property more particularly described in Schedule "A" hereto, municipally known as Oakley, 288 Old Yonge 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 North York.

ENACTED and PASSED the 16th day of October, A.D. 1996

	
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Denis Kelly City Clerk	Mel Lastman Mayor

SCHEDULE "A"

Part of Lot 12, Concession 1, East of Yonge Street, designated as Part 1, Reference Plan 64R-10611, City of North York, Municipality of Metropolitan Toronto.

SCHEDULE "B"

No. 288 Old Yonge Street, also known as "Oakley", is recommended for designation for architectural and historic reasons.

Built in 1929, and designed by the firm of Langely & Howland, Oakley is a fine example of a domestic building constructed in the Tudor Revival/Jacobethan style.

Spanning 2 - 1/2 storeys in height, its exterior construction employs the highest quality of materials, detailing, finishes and craftsmanship. The residence is constructed from yellow, grey and red variegated limestone and is dominated by a steep, cedar shake roof with horizontal regulating lines and cambered eaves. Oakley is also stylistically defined by the use of stucco and board on its small, north projecting wing.

Notable features on the exterior of Oakley include the original copper eavestroughing supported by exposed wooden structure, the cast-metal decorative crest on the west facade and the imposing, heavily massed, brick chimneys (3 in total). The windows are constructed from leaded-glass casements with stone mullions and "tabbed" surrounds. They exist in grouped arrangements with long and narrow proportions and several have transoms above.

Other significant features of Oakley include the Palladian-like stone gate at the rear of the building and Tudor inspired arcade at the lower terrace. The Renaissance-inspired front entrance is considered to be the most important element on the exterior. Stylistically, it features a recessed entryway with round arch, keystone and radiating voussoirs. It also features flanking pilasters and a pedimented upper window with decorative supporting brackets.

Oakley was built for Leigh McCarthy, who was born in 1878. As an individual who worked in the commerce field, McCarthy is noted for his work with the Bank of Hamilton, the Royal Bank of Canada, Mara and McCarthy, and Hiram-Walker-Gooderham and Worts Ltd. At his death in 1959, he was vice-president of the Manufacturer's Life Insurance Company.

In 1949, Oakley was sold to the Roman Catholic Diocese of Toronto and for many years it served as the residence of James Cardinal McGuigan. McGuigan, an enormously popular man, had been appointed as Archbishop of Regina in 1927. At the age of 35, he was the youngest archbishop in the world. In 1935, he was appointed archbishop of Toronto and 17,000 people packed Maple Leaf Gardens at the public reception following his enthronement. Due to its association with McGuigan, many local people refer to Oakley as the "Cardinal's Palace".

Oakley is a building of local historical and architectural significance and is a superb example of an early 20th century residence designed in the Jacobethan style. Oakley is also a reminder of the rise of a Canadian establishment, responsible for building the local economy in the first half of the 20th century.