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City Clerk's Office

**Secretariat**  
Rosalind Dyers  
Toronto and East York Community Council  
City Hall, 2<sup>nd</sup> Floor, West  
100 Queen Street West  
Toronto, Ontario M5H 2N2

**Ulli S. Watkiss**  
City Clerk

**Tel:** 416-392-7033  
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**Web:** www.toronto.ca

ONTARIO HERITAGE TRUST

OCT 30 2013

RECEIVED

**IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990 CHAPTER 0.18 AND  
328 WALMER ROAD (PELLAT LODGE)  
CITY OF TORONTO, PROVINCE OF ONTARIO**

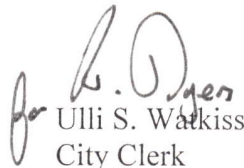
**NOTICE OF PASSING OF BY-LAW**

Greg Moorby  
Manager, Design Construction and  
Asset Preservation, City of Toronto  
Metro Hall, 2<sup>nd</sup> Floor

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

Take notice that the Council of the City of Toronto has passed By-law No. 1305-2013 to amend former City of Toronto By-law No. 181-91 being a by-law to designate the property at 328 Walmer Road (Pellat Lodge) as being of architectural value or interest by amending the reasons for designation and the legal description.

Dated at Toronto this 28<sup>th</sup> day of October, 2013.

  
Ulli S. Watkiss  
City Clerk

Authority: Toronto and East York Community Council Item 21.25,  
as adopted by City of Toronto Council on February 20 and 21, 2013

## CITY OF TORONTO

### BY-LAW No. 1305-2013

**To amend former City of Toronto By-law No. 181-91 being a by-law to designate the property at 328 Walmer Road (Pellat Lodge) as being of architectural value or interest by amending the reasons for designation and the legal description.**

Whereas By-law No. 181-91 designated the property at 328 Walmer Road (Pellat Lodge) Terrace as being of historic or architectural value or interest; and

Whereas the *Ontario Heritage Act* authorizes the Council of a municipality to amend designating by-laws to revise the language of the by-law to make it consistent with the requirements of the Act, as amended; and

Whereas authority was granted by Council to amend By-law No. 181-91 by amending the reasons for designation to explain the cultural heritage value or interest of the property at 328 Walmer Road (Pellat Lodge) and to describe its heritage attributes; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 328 Walmer Road and upon the Ontario Heritage Trust, a Notice of Intention to amend By-law No. 181-91 in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the *Ontario Heritage Act*; and

Whereas no notice of objection to the proposed amendment has been served upon the Clerk of the municipality; and

Whereas the amended reasons for designation are set out in Schedule "A" to this by-law;

The Council of the City of Toronto enacts:

1. Schedules "A", "B" and "C" attached to By-law No. 181-91 are deleted and replaced by Schedules "A", "B" and "C" attached to this by-law.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" and shown on Schedule "C" attached 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 328 Walmer Road and upon the Ontario Heritage Trust.

Enacted and passed on October 11, 2013.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

**SCHEDULE "A"**  
**AMENDED REASONS FOR DESIGNATION**  
**STATEMENT OF SIGNIFICANCE**

Former City of Toronto By-law No.181-91 designating the property at 328 Walmer Road (1905) under Part IV, Section 29 of the *Ontario Heritage Act* is amended to revise the Reasons for Designation to describe the site's cultural heritage values and attributes as set out in the 2005 amendments to the legislation.

Description

The property at 328 Walmer Road is designated 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. Located on the northwest corner of Walmer Road and Austin Terrace, Pellatt Lodge (1905) is a two-storey house form building.

Statement of Cultural Heritage Value

Pellatt Lodge is a fine representative example of the early 20<sup>th</sup> century Period Revival style in its own right, but its architectural significance also lies in its connection to Casa Loma, which it was designed to complement in its materials and appearance. The lodge also inspired the design of other house form buildings in the residential neighbourhood that developed near the Casa Loma estate.

The lodge was completed for Sir Henry Mill Pellatt (1859-1939), who resided there while Casa Loma was under construction. A famous Toronto financier, entrepreneur, noted amateur sportsman and military enthusiast who was knighted for his service with the Queen's Own Rifles, Pellatt was subsequently involved in the development of the hydro-electric power system in Ontario, introducing electric street lights and street cars to Toronto. However, Pellatt is remembered for commissioning and later relinquishing the Casa Loma estate. After Pellatt's residency, his son, Reginald Pellatt occupied Pellatt Lodge.

The plans for Pellatt Lodge were prepared by E. J. Lennox as part of his designs for the Casa Loma estate. His previous experience designing residencies in the Period Revival style in Toronto's upscale neighbourhoods was evident in his plans for Pellatt Lodge. While Lennox was among the best known and prolific architects in Toronto in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries who gained attention for designing Toronto's Old City Hall, the Casa Loma estate remains his most famous commission.

Contextually, Pellatt Lodge forms part of the Casa Loma estate, which maintains, supports and defines the Casa Loma neighbourhood. Anchoring the northwest corner of Walmer Road and Austin Terrace where it is placed beside (south of) the Casa Loma Stables and opposite the grounds of Casa Loma, Pellatt Lodge is visually, historically, functionally and physically connected to its surroundings. It is an integral part of the prestigious estate that stands as a reminder of the development of country houses along the escarpment overlooking Davenport Road and the city beyond.



### Heritage Attributes

The exterior attributes of the property at 328 Walmer Road are:

- The scale, form and massing of the two-storey house form building
- The materials, with brick cladding and stone, brick and wood detailing
- The steeply-pitched hip roof with brick chimneys, dormers, a shaped gable on the east elevation, and slate cladding
- At the southeast and southwest corners, the multi-sided two-storey towers with conical roofs and bands of windows
- On the principal (south) facade, the recessed entrance with a paneled wood door
- The fenestration, including the stairhall window (north), and the large openings extending along the south facade
- The north wing, with a gable roof with flared eaves, a hipped dormer (west), brick chimneys, and a firebreak end wall (north)
- The placement of the house on the northwest corner of Walmer Road and Austin Terrace where the low stone fence with piers, balustrades and, at the southeast corner, a gateway flanked by decorated pillars and ball finials extends along the east, south and west ends of the site
- The views of Pellatt Lodge from and to Casa Loma and the Casa Loma Stables

The interior attributes of Pellatt Lodge are:

- The wood floors, doors and woodwork in the halls and the principal rooms on the first and second floors
- The staircase with the wood panelling and detailing
- On the first floor west of the entry, the living room with the inglenook
- East of the entrance hall, the sitting room with the wood detailing, the angled northeast wall, and the fireplace with a stone surround and wood mantel
- At the east end of the first floor, the dining room with the wood panelling, wood beamed ceiling, and the fireplace with a stone surround and wood mantel
- Along the south end of the first floor and connecting the sitting and dining rooms, the solarium
- On the second storey, the four bedrooms along the south side of the house, including two in the corner towers
- In the basement, the billiards room with the inglenook
- The passageway connecting the basement to the tunnel between Casa Loma and the Casa Loma Stables

**SCHEDULE "B"**  
**LEGAL DESCRIPTION**

Part of PIN 21223-0095 (LT)

Parts of Lots 13 and 14 on the north side of Austin Terrace according to Plan 930 as set out in former City of Toronto By-law 181-91 registered as CA134332, the boundaries of the said land being described as follows:

Commencing at a point in the westerly limit of Walmer Road distant 19.76 metres measured southerly thereon from the northerly limit of the said Lot 13, the said point being in a line drawn parallel to and distant 1.22 metres southerly from the southerly face of the southerly wall of the conservatory of the brick dwelling house standing upon the lands immediately to the north of the herein described lands;

Thence westerly along the said parallel line, 31.95 metres;

Thence southerly parallel to the said westerly limit of Walmer Road, 6.55 metres;

Thence westerly 22.10 metres more or less to a point in the westerly limit of the said Lot 14 distant 32.51 metres measured northerly thereon from the northerly limit of Austin Terrace;

Thence southerly along the said westerly limit of Lot 14, a distance of 32.51 metres to the said northerly limit of Austin Terrace;

Thence easterly along the said northerly limit of Austin Terrace, 39.35 metres to the beginning of a curve to the left having a radius of 15.24 metres;

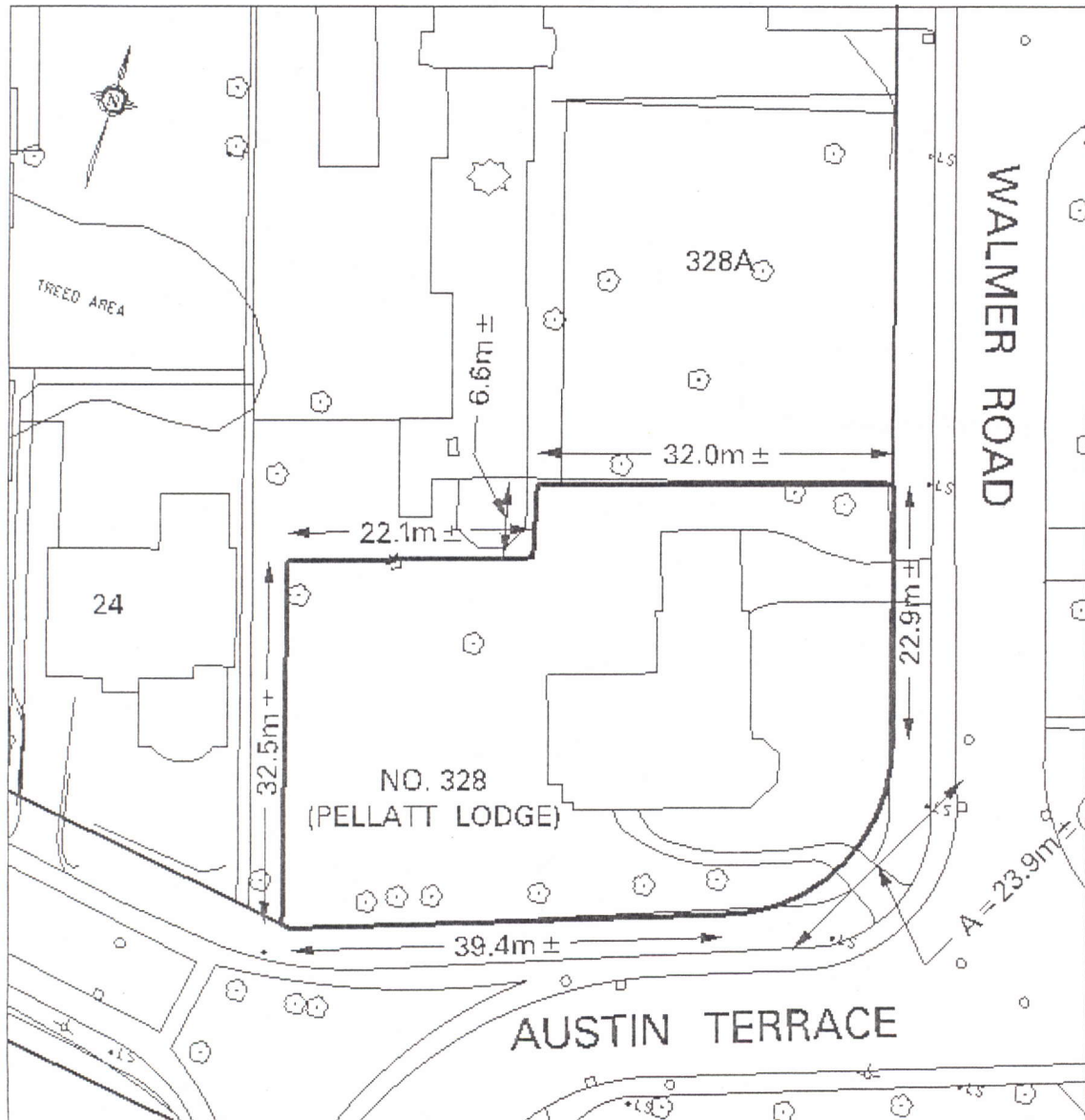
Thence north-easterly along the said curve to the left, being along a limit of the said Lot 13, to the end of the said curve, the said end of curve being a point in the westerly limit of Walmer Road;

Thence northerly along the said westerly limit of Walmer Road, 22.88 metres more or less to the point of commencement.

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-2013-091 dated September 20, 2013, as set out in Schedule "C".

## SCHEDULE "C"



**Toronto**  
 CITY OF TORONTO  
 PLANNING AND DEVELOPMENT DEPARTMENT  
 200-1000 BAYVIEW AVE. TORONTO, ONT. M2N 6L1

NOTE:  
 THIS SKETCH IS NOT  
 A PLAN OF SURVEY  
 AND HAS BEEN COMPILED  
 FROM SURVEY NOTES AND  
 OTHER INFORMATION. IT  
 NOT BE USED EXCEPT FOR  
 THE PURPOSES INDICATED  
 IN THE TITLE BLOCK.

CHECKED BY: JOHN HO, SE  
 PREPARED BY: DWAYNE FITT

WARD: 21 - ST. PAUL'S  
 DATE: SEPTEMBER 20, 2013

## PROPERTY INFORMATION SHEET

NO. 328 WALMER ROAD (PELLATT LODGE)  
 LAND DESIGNATED AS BEING OF CULTURAL  
 HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

SKETCH No. PS-2013-091