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IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1980, CHAPTER 337 AND
328 WALMER ROAD

NOTICE OF PASSING OF BY-LAW

To: The Corporation of the City of Toronto
c/o V. West, Commissioner
City Property Department
City Hall
100 Queen Street West
Toronto, Ontario

✓ Ontario Heritage Foundation

Take notice that the Council of the Corporation of the City of Toronto has passed By-law No. 181-91 to designate the above-mentioned property to be of architectural and historical value or interest.

Dated at Toronto this 16th day of April, 1991.



Barbara G. Caplan
City Clerk

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ARCHITECTURE AND
PLANNING
HERITAGE BRANCH

ONTARIO HERITAGE
FOUNDATION
APR 17 1991
N. Smith



No. 181-91. A BY-LAW

*To designate the property at 328 Walmer Road (Pellatt Lodge)
of architectural and historical value or interest.*

(Passed March 25, 1991.)

Whereas by Clause 11 of Neighbourhoods Committee Report No. 4, adopted by Council at its meeting held on March 25, 1991, authority was granted to designate the property at 328 Walmer Road of architectural and historical 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 historic or architectural value or interest; and

Whereas the Council of The Corporation of the City of Toronto has caused to be served upon the owners of the lands and premises known as 328 Walmer Road 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 in a newspaper having a general circulation in the municipality once for each of three consecutive weeks; and

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 Toronto enacts as follows:

1. There is designated as being of architectural value or interest the real property more particularly described and shown on Schedules "A" and "C" hereto, known as 328 Walmer Road.
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 Toronto.

ARTHUR C. EGGLETON,
Mayor.

BARBARA G. CAPLAN
City Clerk.

Council Chamber,
Toronto, March 25, 1991.
(L.S.)

SCHEDULE "A"

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of parts of Lots 13 and 14 on the north side of Austin Terrace according to Plan 930 registered in the Land Registry Office for the Registry Division of Toronto (No. 63), 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.

The herein described land being delineated by heavy outline on Plan SYE2457 dated March 13, 1991, and set out in Schedule "C".

SCHEDULE "B"

Reasons for the designation of the property at 328 Walmer Road (Pellatt Lodge):

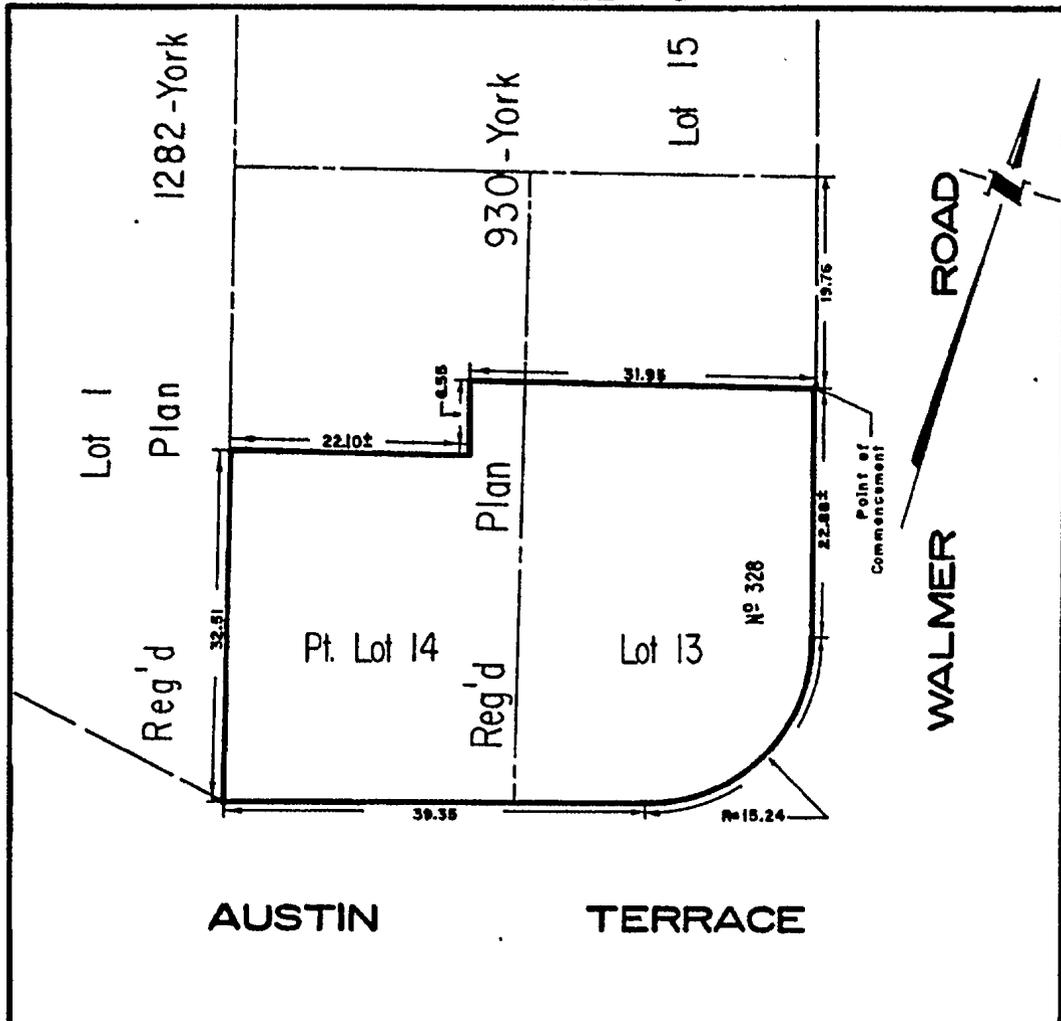
The property at 328 Walmer Road is designated for architectural and historical reasons. Pellatt Lodge was constructed in 1905 as part of the estate buildings (with stables, greenhouses, and boiler plant) designed by Toronto architect E.J. Lennox for Sir Henry Pellatt. Pellatt, a financier, soldier and philanthropist who was knighted by King Edward VII, accumulated over 20 acres of land on Davenport Hill as the setting for his palatial residence, Casa Loma (built 1909-1913). Pellatt Lodge was occupied by Colonel Reginald Pellatt, Sir Henry's only son.

The two-storey residence, constructed in red-brown brick with cast stone trim, shared the materials and stylistic sources of the other secondary estate buildings, of which only the stables survive. Pellatt Lodge is designed in the Period Revival style, blending Chateausque elements with the features of French country "manoirs". On the principal (south) facade, a recessed entrance and a triple-sash multi-paned window are flanked by two-storey octagonal towers with paired fenestration and conical roofs. Other openings throughout have single or six-over-one sash windows, many with quoined surrounds. The main body of the structure is covered by a high steeply-pitched hip roof with an oversized hipped dormer on the main facade and a round-arched quoined wall dormer on the east elevation. The rear wing is protected by a steeply-pitched gable roof with flared eaves and a firebreak end (north) wall. Both roofs feature tall chimneys.

Pellatt Lodge is set at the northwest intersection of Walmer Road and Austin Terrace, facing the western grounds of Casa Loma and immediately south of the Casa Loma Stables. The south and east perimeters of the property are bound by a low stone wall with balustrades and piers. Stone gates with decorated pillars and ball finials mark the southeast corner. Pellatt Lodge is an important surviving component of the Casa Loma complex.

SCHEDULE "C"

MAP AREA 50J-221



AUSTIN

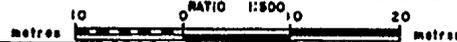
TERRACE

DEPARTMENT OF PUBLIC WORKS
AND THE ENVIRONMENT
CITY OF TORONTO

SKETCH TO ILLUSTRATE

PART OF LOTS 13 AND 14
REGISTERED PLAN 930-YORK
CITY OF TORONTO

MUNICIPALITY OF METROPOLITAN TORONTO



"NOTE"
THIS IS NOT A PLAN OF SURVEY

Drawn <u>A.M.</u>	<i>[Signature]</i>	Q.L.S.
Checked <u>R.M.</u>	D. Ostapchuk - City Surveyor	March 13, 1991
Approved <u>R.M.</u>	FILE A16-H1	PLAN SYE2457

SYE2457