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IN THE MATTER OF THE ONTARIO HERITAGE ACT, 1974,
S.O. CHAPTER 122

AND IN THE MATTER OF THE DESIGNATION OF THE
PROPERTY KNOWN AS THE AUSTIN HOUSE AT 285
SPADINA ROAD

NOTICE OF PASSING OF BY-LAW

To:


285 Spadina Road,
Toronto, Ontario,
M5R 2V5.

✓ Ontario Heritage Foundation.

Take notice that the Council of The Corporation of
the City of Toronto has passed By-law No. 124-76 to designate
the above property. (File 0946).

DATED at Toronto this 21st day of May, 1976.

Roy V. Henderson

ROY V. HENDERSON
City Clerk.

No. 124—76. A BY-LAW

To designate the Austin House at 285 Spadina Road of architectural value.

[Passed March 31, 1976.]

Whereas The Ontario Heritage Act, 1974, 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 value or interest; and

Whereas the Council of The Corporation of the City of Toronto has caused to be served upon the owner of the lands and premises known as the Austin House at 285 Spadina 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 the designation are set out as Schedule 'B' hereto; and

Whereas no notice of objection to the said property 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 in Schedule 'A' hereto, known as the Austin House at 285 Spadina 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.

DAVID CROMBIE,
Mayor.

ROY V. HENDERSON,
City Clerk.

COUNCIL CHAMBER,
Toronto, March 31, 1976.
(L.S.)

SCHEDULE "A"

All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Toronto, in the Municipality of Metropolitan Toronto, formerly in the County of York and Province of Ontario, being composed of part of Township Lot 24 in the Second Concession from the Bay in the Original Township of York, but now in the said City of Toronto, the boundaries of the said parcel being described as follows: Commencing at the intersection of the easterly limit of Spadina Road with the northerly limit of Davenport Road; Thence northerly along the said easterly limit of Spadina Road 805.00 feet more or less to the line of an old board fence running easterly therefrom; Thence easterly along the said line of old board fence, being along the southerly limit of the westerly part of the lands included in a plan registered in the Registry Office for the Registry Division of Toronto as E711, a distance of 313.81 feet more or less to the line of another old board fence running southerly therefrom; Thence southerly along the last-mentioned line of old board fence, being along the westerly limit of the southerly part of the lands included in the said plan E711 and along the westerly limit of the lands included in a plan registered in the said Registry Office for Toronto as 766-E, in all a distance of 780.00 feet more or less to the aforesaid northerly limit of Davenport Road; Thence westerly along the last-mentioned limit 316.48 feet more or less to the point of commencement.

SCHEDULE "B"

Reasons for the designation of The Austin House —
285 Spadina Road at Austin Terrace (NE)

The Austin House, begun c. 1866 and added to subsequently, is designated on architectural grounds as being significant architecturally as one of the most important examples of the changing patterns of nineteenth century interior design in the City of Toronto. The interiors range in style from the Rococco Revival of the 1860's and 1870's to the Art Nouveau. The building also includes a porte cochere by the New York firm of Carrere & Hastings. The building and grounds are also important in the context of the area as a complement to Casa Loma and an integral part of the open spaces surrounding that building and extending along the ridge above Davenport Road.