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CITY OF NORTH YORK

BY-LAW NUMBER 31874

TO designate the lands and buildings at 2489 Bayview Avenue 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 "Windfields", 2489 Bayview Avenue, 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 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 "Windfields", 2489 Bayview Avenue.
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 4th day of November A.D., 1992.

Chris Alley City Clerk *Mel Lastman* Mayor

SCHEDULE "A"

Part of Lots 8 and 9, Concession 2, East of Yonge Street, being Part 3 on Plan 64R-11674, City of North York, Municipality of Metropolitan Toronto.

SCHEDULE "B"

Reasons for the designation of the "Windfields", 2489 Bayview Avenue, City of North York.

"Windfields" was the principal residence of Canadian entrepreneur and philanthropist, Edward Plunket (E.P.) Taylor. Taylor was President of Argus Corporation and Chairman of the Board of many prominent Canadian companies, including Canadian Breweries and Massey-Ferguson. Taylor was a prime-mover in the creation of the planned community of Don Mills and of the O'Keefe Centre for the Performing Arts. Taylors's legendary status as a giant of Canadian thoroughbred racing is also well-known, and some of his famous horses were kept for a while at "Windfields".

E.P.Taylor and his wife, Winifred, bought the twenty acre site in 1932. They commissioned the building of "Windfields" in 1936. The three Taylor children were quite young, and the house was planned to be a comfortable family home as well as a symbol of Taylor's social prominence. Hence the house is a particularly personal statement of E.P. Taylor's identity. A stable for four horses was included beside the garage. The gardener's cottage, greenhouse with potting shed, foreman's cottage and double staff cottages turned the house into an estate. A swimming pool and tennis courts provided recreation. The gatehouse, built in 1945, provided an office. The long runs of freshly painted, white fences were an identifying hallmark of the estate.

Windfields is a long, two-storey house in the American colonial-revival taste. The main reference to this stylistic connection is seen in the elaboration of the main entranceway. The architrave is composed of deep mouldings and topped with an immense broken-scroll pediment. The Palladian window above the front door lighting the staircase and landing is another colonial-revival feature. Also typical is the small size of the front windows compared to the mass of the walls, the ironwork, the shutters, shallow eaves and the multi-paned windows. The massive, almost totally unelaborated south wall is also evocative of the lean re-interpretation of colonial themes with accompanying belief in original American virtues.

SCHEDULE "B" continued

Inside the house, colonial-revival themes are reiterated in the staircase design with metalwork bows around the spindles, in the plaster frieze around the upper wall of the entrance hall and in the selection of mantels for the fireplaces. The custom-made frieze of running horses around the upper landing is an important, personal touch. Basically, however, the Taylor's wanted a well-built but unostentatious interior with pleasant colonial references and no lavish materials. The only ostentatious interior feature was the small, well appointed movie theatre in the basement for private showings. The paved patios or "terraces" provided a transition between interior and garden were fashionable features of the 1930's.

E.P. Taylor was one of the first members of the Canadian Establishment to build north of the Bayview Bridge (1929). His property may be seen as the cornerstone of the prestigious Bayview developments of the 1950's and 1960's. With its conservative taste, yet modern lines, Windfields may be seen as a transitional building connecting the manor homes to the south with modernism to the north.

The house and surrounding grounds were given by the Taylors to the people of North York. The inclusion of the grounds is important both because it preserves the ambience of a country estate, and because of the connection to thoroughbred racing. Renovations to suit the tenant, Canadian Centre for Advanced Film Studies, have not destroyed the integrity of the house, which because of its architecture and connection with Taylor, should be of interest for generations to come.