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AUG 14 2002

8/16/02

IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER 0.18 AND
5365 LESLIE STREET
CITY OF TORONTO, PROVINCE OF ONTARIO

NOTICE OF REPEALING PART OF BYLAW

Metrodome Properties Inc.
370 King Street West
Box 130, Suite 500
Toronto, Ontario
M5V 1J9

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

March 11/03

Take notice that the Council of the City of Toronto has passed By-law No. 520-2002 Repealing Part of By-law No. 53-2001, which designates the above property under the Ontario Heritage Act.

*also attached re**See attached re*

Dated at Toronto this 12th day of August, 2002.

for *Marilyn Jost*
Ulli S. Watkiss
City Clerk

KT
KT

✓ RC

Authority: North Community Council Report No. 1, Clause No. 4,
as adopted by City of Toronto Council on January 30, 31 and February 1, 2001
Enacted by Council: February 1, 2001

CITY OF TORONTO

BY-LAW No. 53-2001

**To designate the property at 5365 Leslie Street (Green Meadows/The McDougald Estate)
as being of architectural and historical value or interest.**

WHEREAS authority was granted by Council to designate the property at 5365 Leslie Street (Green Meadows/The McDougald Estate) as being 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 historical or architectural value or interest; and

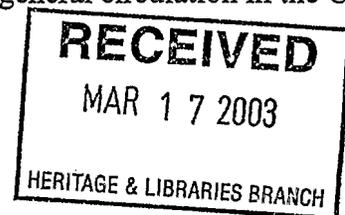
WHEREAS the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 5365 Leslie Street and upon the Ontario Heritage Foundation, Notice of Intention to designate the property and has caused the Notice of Intention to be published in a newspaper having a general circulation in the municipality as required by the *Ontario Heritage Act*; and

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

WHEREAS no notice of objection to the proposed designation was served upon the Clerk of the municipality;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at 5365 Leslie Street, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of architectural and historical value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" 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 5365 Leslie Street 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 as required by the *Ontario Heritage Act*.



See Page 11
as insert RA ✓

ENACTED AND PASSED this 1st day of February, A.D. 2001.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE "A"**HERITAGE PROPERTY REPORT****1.0 Introduction**

This report is the "Long Statement of Reasons for Designation" for the designation of the property at No. 5365 Leslie Street (Green Meadows / The McDougald Estate) under Part IV of the Ontario Heritage Act (R.S.O. 1990). It contains the Heritage Property Profile, as well as sections on the Historical Occupation & Significance, Architectural Style and Architectural Description of the property. Research sources and the "Short Statement of Reasons for Designation" (intended for publication) are also included in this report.

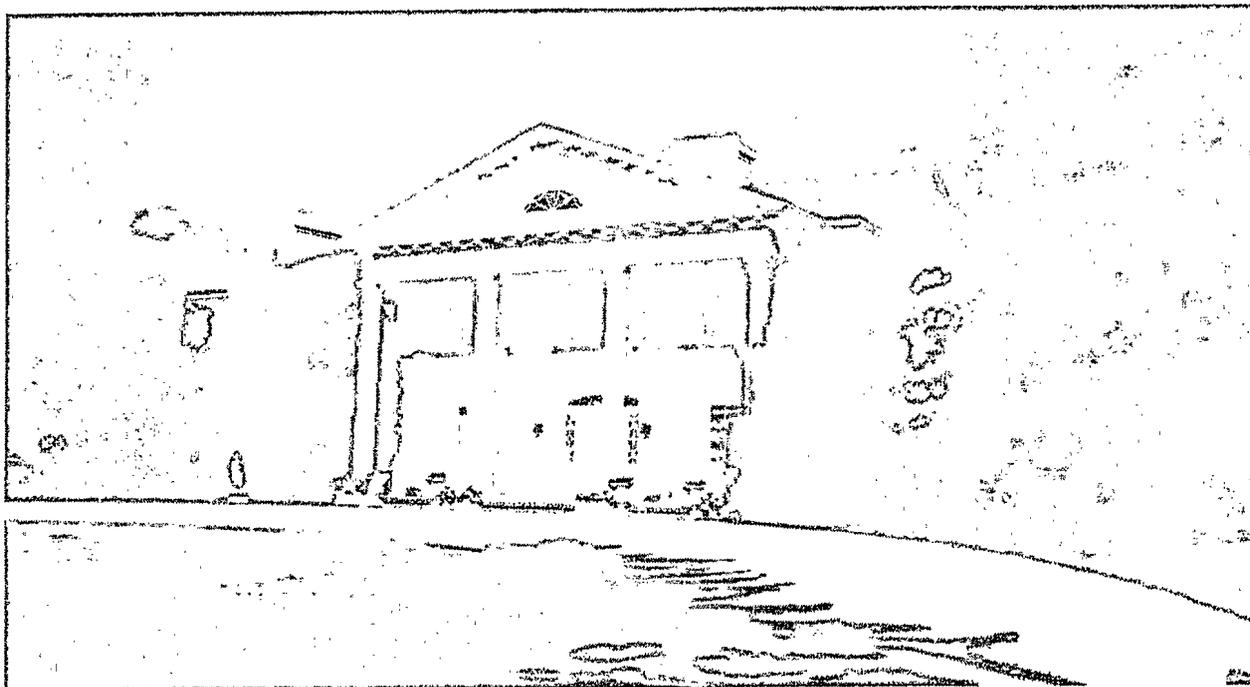
Green Meadows, also known as "The McDougald Estate", is fine example of a Canadian Establishment estate house built circa 1950. The original property comprised a stable, employee housing and several outbuildings located on several acres of land in the vicinity of Leslie Street and Finch Avenue East.

Green Meadows was formerly the property of John Angus ("Bud") McDougald, who was considered to be one of Canada's most powerful financiers and a businessman of international stature. McDougald was chairman of the board and president of the Argus Corporation. Its satellite organizations included Dominion Stores, Hollinger Mines, Massey Ferguson, Standard Broadcasting Corporation, Crown Trust and Domtar. McDougald assumed the position of chair for almost all of these prominent organizations. In 1945, McDougald along with E.P. Taylor (who built Windfields Estate on Bayview Avenue) also created the organization known as Taylor, McDougald and Co. Ltd.

Stylistically, Green Meadows is a fine example of a Colonial Revival building incorporating elements of North American Neo-Classical and Greek Revival domestic architecture. The gracious temple front, with its Corinthian style columns and well-proportioned details, is the focus of the front elevation. It is an element that links the building to tradition and would have been an expression of McDougald's power and status in the Toronto area.

A listed property on the City of Toronto's *Inventory of Heritage Properties*, Green Meadows is a unique estate building and is implicitly connected to the construction of large estate houses in the North York during the first half of the 20th century. Like many of the early country estates in the area, Green Meadows was developed with a view to supporting an equestrian lifestyle. Hence, McDougald's passion for horses and horse-racing is well demonstrated in the original design, function and aesthetic character of the estate.

In addition to its important association with John McDougald, members of the Royal family have also stayed at Green meadows while visiting Toronto. Princess Anne was a guest there in 1975 and the Queen Mother was a regular visitor to the estate throughout the years.

Heritage Property Profile**GREEN MEADOWS/THE MCDOUGALD ESTATE**

Address: No. 5365 Leslie Street, Toronto
Legal Address: Lot 20, Concession 3 EYS
Ward: Ward 12 – Seneca Heights
Historic Community: Todmorden, Ontario
Present Owner: Graywood Developments
Original Owner: John Angus “Bud” McDougald & Hedley Maude “Jim” (nee Smith) McDougald
Present Use: Residential
 *This does not refer to permitted use(s) as defined by the Zoning by-law.
Original Use: Residential
Construction Date: Circa 1950
Architectural Style: Colonial Revival
Architect/Builder: Presumed to be Mackenzie Waters, or Napier Simpson
Landscape Architect: Not known
Additions/alterations: Several occurring over the years (dates unknown)
Report Prepared By: SCB/HPS

2.0 Historic Occupation & Significance

2.1 Early Lot History

On October 27, 1807 Robert Lymburner came into ownership of Lot 20, Concession 3 East of Yonge Street by way of a 200-acre grant of land from the Crown. The grant was received because of his association with the United Empire Loyalists. In 1815, Phillip Gower purchased the entire parcel of land, later subdividing it and then selling it that same year. Historic land records also shows that the property continued to be subdivided with subsequent changes in ownership over the years.

Tremaine's map of 1860 and the Illustrated Historical Atlas of the County of York show Lot 20, Concession 3EYS, but without the presence of any structures on the lands. The first edition of the Markham Sheet, produced in the early 20th century, also indicates the lack of any built-form on the property. Conclusively, it appears that the estate home constructed circa 1950 for the industrialist John Angus "Bud" McDougald and his wife Hedley Maude Smith, was the first building to be erected on the site.

2.2 John Angus "Bud" McDougald (1908 - 1978)

John McDougald was born on March 14, 1908 to Margarita Emil (nee Murray) and financier Duncan J. McDougald. His father Duncan McDougald, was a stockbroker and head of a large trust company. Duncan McDougald was considerably wealthy, but lost his fortune with the stock market crash of 1929. John McDougald was educated at Upper Canada and St. Andrews Colleges, but he left school at the age of fourteen. It is interesting to note that McDougald once remarked that leaving school at that age had been one of the biggest mistakes of his life; and that had he left two years earlier, he would have been a man of even greater wealth.

John Angus "Bud" McDougald's life achievements are well documented in the *Canadian Who's Who* on a consistent basis between 1948 – 1975. McDougald began his business career in 1926, earning \$30 per week in an office for Dominion Securities. Some two years later, his career began to progress rapidly at Dominion Securities with his appointment of corporations syndicate manager. In 1945, McDougald left Dominion Securities in order to form the Argus Corporation with partners E.P. Taylor, W.E. Phillips and W. McCutcheon. It was the first corporation of its kind in Canada, and it controlled gaining interest in various companies and organizations through a small proportion of shares. Argus' holdings included such companies as Standard Broadcasting, Dominion Stores, Massey-Ferguson, Hollinger Mines, Crown Trust and Domtar. In 1969, McDougald became both chairman of the board and president, assuming control of the corporation from Taylor. McDougald remained head of the company until his death in 1978. As the director of over twenty companies, with a reputed worth of over two hundred million dollars, he was considered to be one of Canada's most powerful financiers.

Bud McDougald's interest in classic automobiles, thoroughbred horses and horseracing is reflected in many of the structures erected on the estate property. The presence of numerous garages on the site, including one capable of housing thirty vehicles, clearly demonstrates the scale of his collection of antique cars. Similarly, his ardour for the sport of horseracing induced him to construct an

equestrian facility comprised of a stable, paddock and practise ring for his horses. The McDougald's also owned property in England and their horses were stabled with those belonging to the Royal family. In fact, on various occasions Green Meadows played host to members of the Royal family, including Princess Anne and Prince Phillip. The Queen Mother was also a frequent visitor, staying at the estate while visiting Toronto during the running of the Queen's Plate.

2.3 Occupation by McDougald's

Green Meadows was built by McDougald and his wife circa 1950 on a farm located on Leslie Street, between Sheppard and Finch Avenues. It was one of several large country estates constructed north of Eglinton Avenue along the Don Valley. Argus Corporation partners, E.P. Taylor and W.E. Phillips, built comparable estates in the same area known as Windfields and Wyanytes respectively. Wyanytes, was actually the home of Maude McDougald's sister, located less than a mile south of Green Meadows along Leslie Street. As the most recent and perhaps the last of the estates to be built from the *Bayview Heights* era, Green Meadows is a significant reminder of McDougald's local status in the community and an important example of a mid-20th century Canadian Establishment home.

Since its original construction, the setting of Green Meadows has been greatly altered. Initially the estate comprised over three hundred acres and was surrounded by fields and farmsteads. With the expansion of neighbouring communities in the 1960s, the setting of the once rural estate took on an increasingly suburban nature. In 1969, McDougald entered into an agreement with North York Council which required him to sell most of his estate in return for the privilege of retaining a barn within the city limits. This land was to be used to provide much needed housing for the area. By 1971 Green Meadows, reduced to nineteen acres, was surrounded by residential development. After the death of Bud McDougald in 1978, his wife Maude continued to occupy the home until her death.

In contrast to many other North York area estate houses, Green Meadows did not receive a great degree of coverage in periodicals such as *Canadian Homes & Gardens*. This is largely attributed to the McDougald's preference for maintaining privacy. Peter C. Newman described McDougald in the 1970s as the "nearly invisible Toronto capitalist" who shunned public notice, even though he was without question the most powerful and most admired member of the Canadian Business establishment.

3.0 Identification of Architectural Style

As a product of the 20th century, Green Meadows is a fine example of a domestic building constructed in the *Colonial Revival* style. Distinctively, it draws on elements from Georgian, Greek Revival and NeoClassic buildings, which appeared along the eastern areas of the United States and in Upper Canada during the late 18th and 19th centuries.

In Ontario, the construction of Colonial Revival buildings gained considerable momentum in suburban areas from about 1900 onwards, competing with the equally fashionable Tudor Revival style. In North York, most Colonial and Period Revival buildings were constructed in the 1920s and early 1930s. Oakley (1929), Chedington (1927), and Unsworth House (1936), Graydon Hall (1936), and Maryvale Farm/The Senator O'Connor Estate (1936) are comparable examples of large estate

Revivalist buildings in the vicinity of the McDougald Estate.

Distinguishing Period Revival buildings from their historic ancestors are their use of modern materials, use of varying scales and proportion systems, and the blend of traditional and modern architectural elements. In Colonial Revival buildings (and similarly Period Revival) the choice of details are not always based on one particular example or style, historic period or origin. What usually results is a combination of historic details constructed of modern and/or reproduction material designed to look historically authentic and able to satisfy 20th-century building standards.

Estate houses built during this time period were often impressive, architect-designed buildings, but so few in the Toronto area incorporate full height, temple front porticoes as demonstrated in Green Meadows. In this sense, Green Meadows, with its siting and landscape treatments, is somewhat reminiscent of the plantation style houses which grace the south-eastern and Gulf Coast areas of the United States.

The McDougald Estate is purported to have been constructed by Bruce Mason Ltd and built according to the designs of either Napier Simpson or McKenzie Waters.

4.0 Architectural Description

4.1 Context & Site

Green Meadows is located in the central, northeastern area of the new City of Toronto (in the former City of North York). The estate comprises several acres of land in proximity to the southeastern quadrant of Finch Avenue East and Leslie Street.

The main estate house occupies a prominent location at the centre of its large property and maintains a significant setback of several hundred feet from Leslie Street. A long formal straight driveway, originating from Leslie Street, flanked by apply trees on either side, terminates at a circular turn-round just in front of the house proper. (It should be noted that redevelopment plans for the property, as approved by Toronto City Council, will alter this configuration, but will preserve and retain the estate house, its existing view from Leslie Street, and will introduce a new public park directly in front of the building as part of the overall development scheme).

Green Meadows predates most of the housing and commercial building forms in the area. Along the periphery of the property, the dwellings consist of two storey low-scale single-family detached homes.

4.2 Exterior Architectural Character

The general massing of *The McDougald Estate* house takes the form of a low two-storey brick structure having a tripartite configuration consisting of central block (with full-height temple front) and symmetrically placed wings placed on either side (that are slightly set back from the central block). From the wings, extends a one-storey addition to north with gable roof of moderate pitch and decorative cupola and a subtle one-storey projection with flat roof extends off the ground floor of the south wing. The entire brick surface of the building has been painted in a grey colour, which

has faded to a light-blue tone over the years. Where the painted surface has worn away, exposed

areas reveal a beige and brown angel-stone pattern in the brickwork. This type of brick came into vogue during the mid-20th century and can be seen on other suburban style houses of comparable construction date and style.

The main roof has a moderate pitch and is broken into 3-sections according to the tri-partite configuration of the building. Consistent with the character of Colonial buildings, the entire roof surface is covered in Cedar shingle and is a character-defining feature of the building. The roof eaves feature an elegant streamline cornice with compounded band detailing and matching returns at the gable-ends (i.e. at the central block and wings). There are three prominent multi-flue chimneystacks of relatively low height and generous width – two are positioned at the gable ends and one is positioned centrally within the main section of the house. At the top of the stacks, the chimneys feature a projecting course of brick and corbelled detailing just below the coping. A fourth chimney, having a single stack configuration, is located on the front façade of the southern wing. Its detailing is considerably understated in comparison to the others.

The front western façade features a 3-ranked arrangement at the centre section and 2-ranked arrangement on the north and south extensions. Windows on the principle façade consist of six-over-six sash with thin muntin bars. The square proportioning of individual apertures formed by the glazing bars are indicative of the building's mid-20th century construction date. Brick, jack-arched lintels span the openings of all windows. The sills are also constructed of brick. All windows on the principle façade and other elevations feature operable wood shutters (with hardware) of correct width.

The focus of the front elevation is the very striking full-height temple front portico. With its generous streamline architrave, classical modillions, well-proportioned pediment, inset Adamesque style fanlight (within the tympanum) and four equally spaced Corinthian columns, it is an element that links the house to very traditional architectural forms and would have been an expression of McDougald's power and status in the local community. The entire portico is set upon a redbrick, patterned base (floor) that sits in close proximity to grade.

The principle west entrance is highly influenced by the Adam style on account of its elliptical transom which incorporates the characteristic web pattern design, and sidelights which feature geometric and curvilinear patterned glazing bars. The Colonial style front door has an over-emphasized width with six fielded panels.

The south elevation (gable-end) of the house features a two ranked arrangement with a wide, centrally positioned, slightly protruding chimney exposed at the second storey level. A decorative arched niche articulated by brick borders and inset fountain is featured on the lower projecting portion of the south elevation (in-line with the chimney). Windows on the ground floor projection consist of nine-over-nine sash (without shutters) and six-over-six sash (with shutters) at the second storey level. The roof of the projection is flat, but features a generous streamline architrave and encircling decorative Chippendale crown railing above. This elevation is also linked to a later rear addition projecting to the east, which incorporates a two-storey bow window (facing east) and a square covered porch (on the south-side) with decorative wood posts (eight in total) supporting an architrave (continuing over from the projection on the gable-end). Two English-style garden doors

are visible on this portion of the addition: one at the second storey level and the other at the ground level, beneath the porch. The porch also features a brick patterned floor in keeping with that of the front portico.

Above the extension of the north elevation, the facade is "blind", revealing only the character of the roof with its gable form, decorative mouldings, cornice returns with compounded wooden bands. The north extension of this façade was a later addition and is scheduled to be removed in accordance with plans to redevelop the property.

5.0 Consulted Sources

Abstract of Deeds, Archives of Ontario

Archaeological Services. Heritage Impact Assessment: 5365 Leslie Street, City of Toronto. September 1999.

Blumenson, John. Ontario Architecture - A Guide to Styles and Building Terms 1784 to Present. Fitzhenry & Whiteside. Toronto 1990.

Census Records, 1861: York Township (Lot 20, Concession 3EYS).

Dendy, William and William Kilbourn. Toronto Observed: Its Architecture, Patrons and History. Toronto. Oxford Press. 1986

Hart, Patricia W. Pioneering in North York. General Publishing Company. Don Mills. 1971.

Historical Atlas of York County 1878

Land Registry & Deed Abstracts: Lot 4, Concession 2 WYS. Land Registry Office, Toronto.

Lundell, Liz. The Estates of Old Toronto. Erin, Ontario Boston Mills Press.

McAlester, Lee & Virginia. A Field Guide To American Houses. Alfred A. Knopf Inc., New York, c 1984

Newman, Peter C. The Canadian Establishment: The Old Order. Toronto, McClelland & Stewart Limited.

The Canadian Who's Who. Volume VIII 1958 - 1960. Toronto, Trans-Canada Press.

Tremaine's Map, County of York, 1860

6.0 Short Statement of Reasons for Designation

Green Meadows – The McDougald Estate
No. 5365 Leslie Street
Lot 20, Concession 3 EYS
Toronto, Ontario
Ward 12, Seneca Heights

Green Meadows/The McDougald Estate is recommended for designation under Part IV of the *Ontario Heritage Act (R.S.O. 1990)* for architectural and historical reasons.

Green Meadows, also known as “The McDougald Estate”, is fine example of a Canadian Establishment estate house built circa 1950. The estate was formerly the property of John Angus (“Bud”) McDougald, who was considered to be one of Canada’s most powerful financiers and a businessman of international stature. McDougald was chairman of the board and president of the Argus Corporation. Its satellite organizations included Dominion Stores, Hollinger Mines, Massey Ferguson, Standard Broadcasting Corporation, Crown Trust and Domtar. McDougald assumed the position of chair for almost all of these prominent organizations. In 1945, McDougald along with E.P. Taylor also created the organization known as Taylor, McDougald and Co. Ltd.

Green Meadows is a fine example of a domestic building constructed in the *Colonial Revival* style. Distinctively, it draws on elements from Georgian, Greek Revival and NeoClassic buildings that were constructed along the eastern areas of the United States and in Upper Canada during the late 18th and first half of the 19th century.

The general massing of The McDougald Estate house takes the form of a low two-storey brick structure having a tripartite configuration consisting of central block (with full-height temple front) and symmetrically placed wings placed on either side.

Significant exterior features of the building include: the cedar shingle gabled roof; streamline eaves/cornice with matching returns at the gable-ends; three multi-flue chimney stacks which feature decorative bands and corbelled brickwork; the 7 bay front-west façade; six-over-six and nine-over-nine sash windows complete with louvered shutters; the jack-arched brick lintels and brick sills; the full-height temple front portico complete with architrave, classical modillions, well-proportioned pediment, Adamesque fanlight and four Corinthian columns set upon a red-brick, patterned floor; the Adam style front entrance door with elliptical transom, sidelights, and wide front door with raised panels. On the south elevation significant features include the two ranked façade arrangement, decorative arched niche with inset fountain at the lower storey projection. The projection terminates in a flat roof with generous architrave and Chippendale style railing along the roof’s perimeter. The two-storey multi-pane bow window at the southeast is also significant as is the covered porch with decorative wood posts, architrave and patterned red brick floor.

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Subject: By-law: Designation of premises 5365 Leslie Street (Green Meadows/The McDougald Estate) under Part IV of the Ontario Heritage Act (Ward 33 – Don Valley East)
File: L31-H1

SCHEDULE "B"

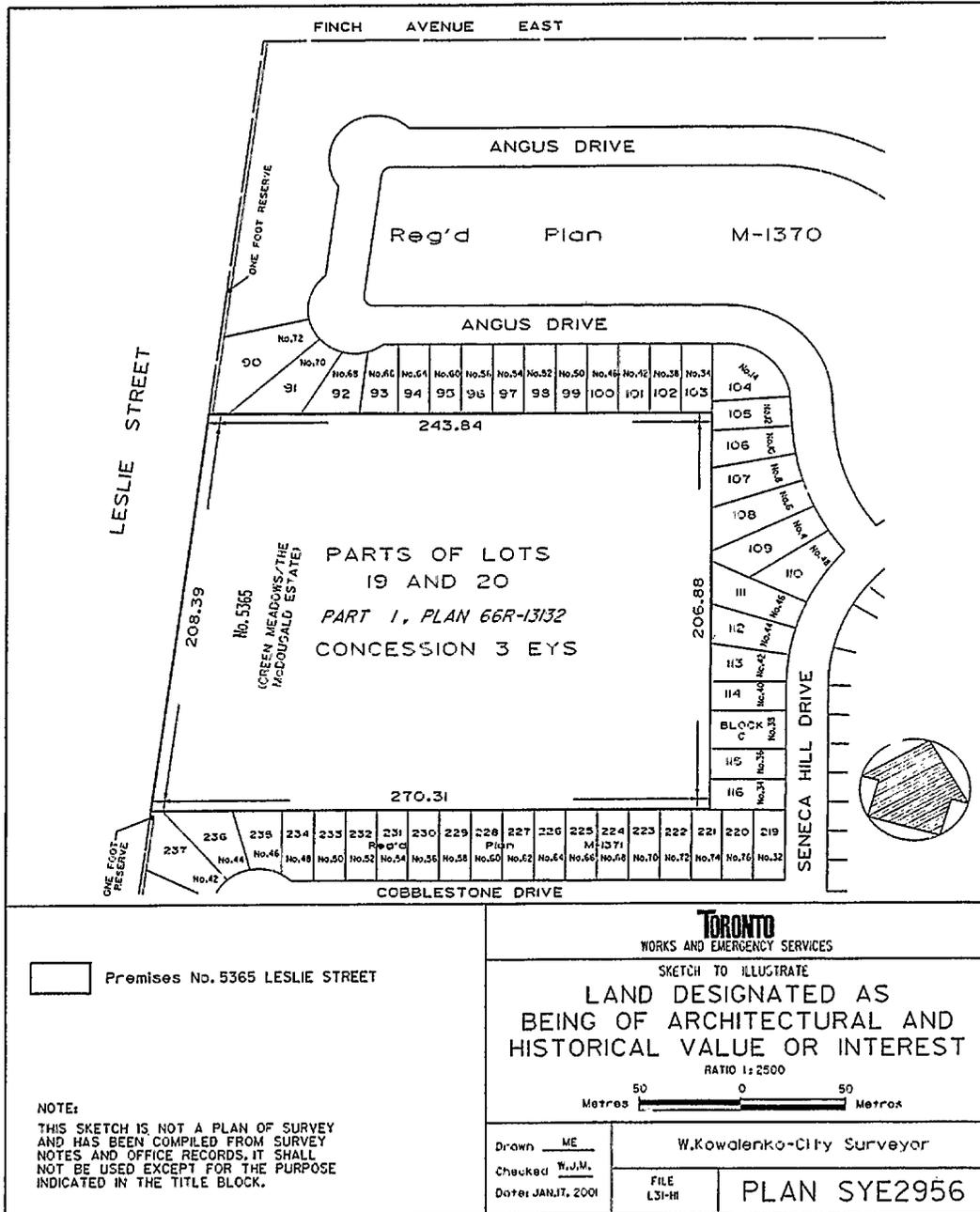
PIN 10055-0285 (LT).

Being parts of Lots 19 and 20 in Concession 3, East of Yonge Street, in the Geographic Township of North York, designated as PART 1 on Plan 66R-13132 deposited in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66).

In the City of Toronto (formerly in the City of North York) and Province of Ontario.

The hereinbefore described land being delineated by heavy outline on Plan SYE 2956 dated January 17, 2001, as set out in Schedule "C".

Schedule "C"



 Premises No. 5365 LESLIE STREET

NOTE:
 THIS SKETCH IS NOT A PLAN OF SURVEY
 AND HAS BEEN COMPILED FROM SURVEY
 NOTES AND OFFICE RECORDS. IT SHALL
 NOT BE USED EXCEPT FOR THE PURPOSE
 INDICATED IN THE TITLE BLOCK.

TORONTO
 WORKS AND EMERGENCY SERVICES

SKETCH TO ILLUSTRATE
 LAND DESIGNATED AS
 BEING OF ARCHITECTURAL AND
 HISTORICAL VALUE OR INTEREST

RATIO 1:2500


Drawn ME
 Checked W.J.M.
 Date: JAN. 17, 2001

W.Kowalenko-City Surveyor

FILE
 L31-H

PLAN SYE2956