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City Clerk's Office

Ulli S. Watkiss  
City Clerk

Secretariat  
Francine Adamo  
North York Community Council  
North York Civic Centre  
5100 Yonge Street  
Toronto, Ontario M2N 5V7

Tel: 416-395-0480  
Fax: 416-395-7337  
e-mail: nycc@toronto.ca  
Web: www.toronto.ca

ONTARIO HERITAGE TRUST

JUL 30 2012



**IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990 CHAPTER 0.18 AND  
720 MILLWOOD ROAD  
(AGNES MCPHAIL HOUSE)  
CITY OF TORONTO, PROVINCE OF ONTARIO**

**NOTICE OF PASSING OF BY-LAW**

██████████ ████████████████████  
720 Millwood Road  
Toronto, Ontario  
M4G 1V6

✓ 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 950-2012, being a by-law to designate the property at 720 Millwood Road (Agnes McPhail House) as being of cultural heritage value or interest.

Dated at Toronto this 26th day of July, 2012.

*Maria Kolominsky*  
for City Clerk

Attach

- cc: Acting Manager, Heritage Preservation Services, City Planning Division  
Jasmine Stein, Municipal Law Unit, Legal Division  
Deputy Chief Building Official and Director, Building Division, North York District  
Interested Persons

Authority: North York Community Council Item 12.20,  
adopted as amended, by City of Toronto Council on February 6 and 7, 2012  
Enacted by Council: July 13, 2012

**CITY OF TORONTO**

**BY-LAW No. 950-2012**

**To designate the property at 720 Millwood Road (Agnes Macphail House) as being of cultural heritage value or interest.**

WHEREAS authority was granted by Council to designate the property at 720 Millwood Road (Agnes Macphail House) as being of cultural heritage 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 buildings and structures located thereon to be of cultural heritage 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 720 Millwood Road and upon the Ontario Heritage Trust, a Notice of Intention to designate the property and has caused the Notice of Intention to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4, Notice requirements under 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 was served upon the Clerk of the municipality;

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

1. The property at 720 Millwood Road, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of cultural heritage 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 720 Millwood Road and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4, Notice requirements under the *Ontario Heritage Act*.

ENACTED AND PASSED this 13th day of July, A.D. 2012.

FRANCES NUNZIATA,  
Speaker

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

**SCHEDULE "A"****REASONS FOR DESIGNATION****STATEMENT OF SIGNIFICANCE****720 Millwood Road: Agnes Macphail House****Description**

The property at 720 Millwood Road (also known as 2 Donegall Drive) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria prescribed by the provincial government for municipal designation under the three categories of design, associative and contextual values. Located on the northwest corner of Millwood Road and Donegall Drive in Leaside, the Agnes Macphail House (1937) is a two-storey duplex.

**Statement of Cultural Heritage Value**

The property at 720 Millwood Road has design value as a rare example of Modern styling applied to a duplex in Leaside that was designed to take advantage of the corner setting with entrances on two streets. The Agnes Macphail Houses displays the flat roof, angular shape and geometrical openings associated with 20<sup>th</sup> century Modernism, while retaining the modest classical detailing derived from the Georgian Revival style that is displayed on much of the residential housing in Leaside.

The duplex is historically associated with the notable Canadian politician, Agnes Macphail, who owned and occupied the premises from 1948 until her death in 1954, a period when she remained actively involved in politics. The first woman elected to Canada's House of Commons in 1921 where she served for two decades, Macphail championed labour and farm issues, including equality for women and prison reform. Entering provincial politics, Agnes Macphail was one of the first two women elected to the Ontario Legislature where she represented York East from 1943-45 and 1948-51. She was responsible for Ontario's first equal pay legislation in 1951.

Contextually, the Agnes Macphail House is important in supporting and maintaining the character of Leaside in the residential area of the community east of Bayview Avenue where it also is physically, functionally, historically and visually related to its surroundings. Located on a corner lot in the first block south of Bayview Avenue, the duplex addresses two streets that feature the mixture of low-rise detached, semi-detached and apartment housing identified with the residential sector of Leaside.

**Heritage Attributes**

The heritage attributes of the property at 720 Millwood Road are:

- The two-storey duplex
- The scale, form and massing of the L-shaped plan beneath a flat roof
- The materials, with buff brick cladding and brick, stone and wood trim
- On the two-bay east façade and the three-bay south façade, the entrances with single doors, transoms and bracketed entablatures

- On the south and east façades, the fenestration with flat-headed tripartite window openings with multi-paned sash windows and stone sills, as well as octagonal windows
- The L-shaped wing at the west end, with flat-headed window openings with multi-paned sash windows
- The detailing, with brick corner quoins and band courses
- The setback of the Agnes Macphail House on the northwest corner of Millwood Road and Donegall Drive
- The single-storey west wing and the detached garage are not identified as heritage attributes

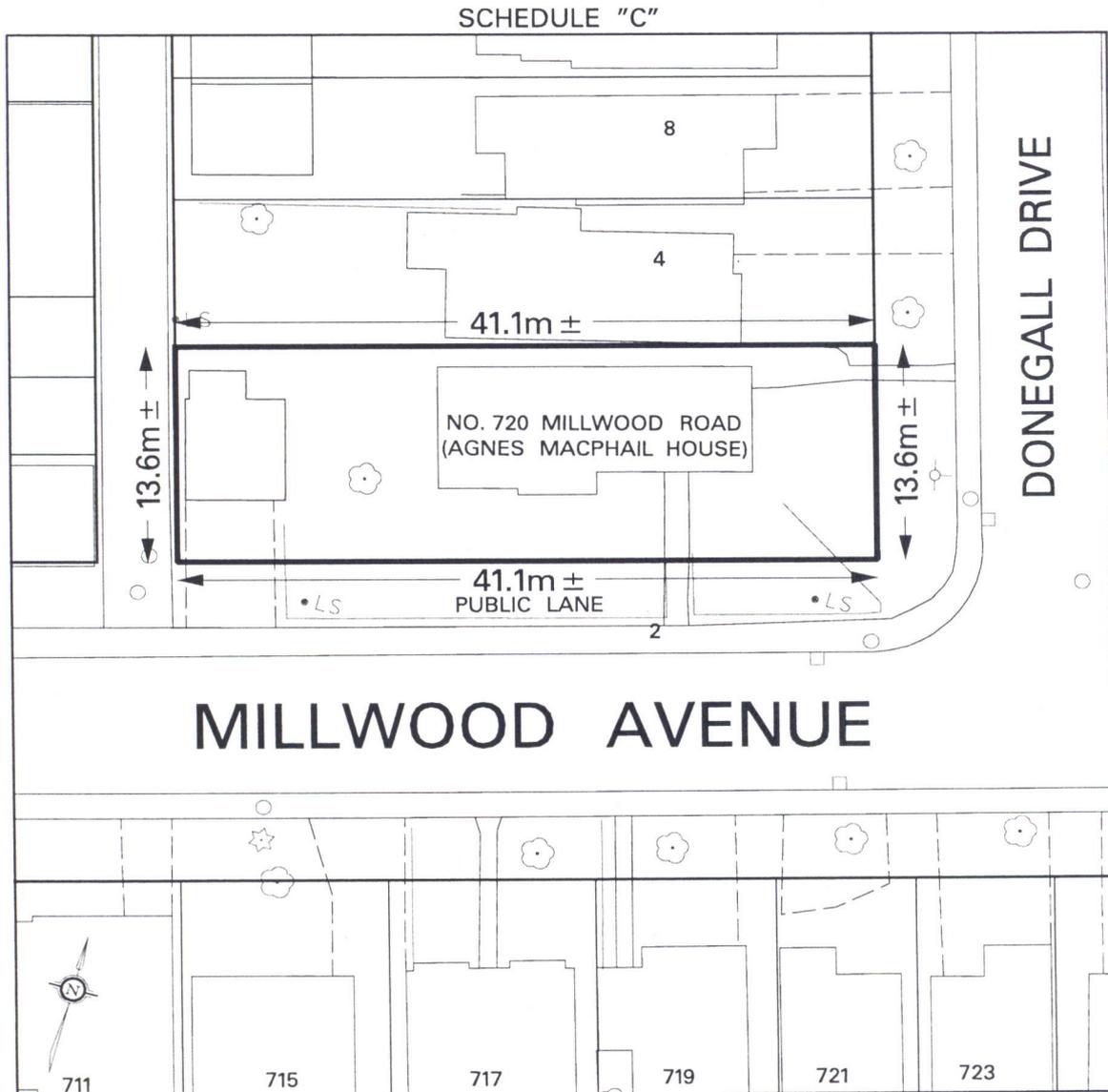
**SCHEDULE "B"**  
**Legal Description**

PIN 10387-0082 (LT)

PT LT 43 PL 2121 TWP OF YORK AS IN CA468200

City of Toronto (former Borough of East York) 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-2012-059 dated May 10, 2012, as set out in Schedule "C".



**Toronto**  
TECHNICAL SERVICES DIVISION  
SURVEY & UTILITY MAPPING

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

CHECKED BY: JOHN HOUSE  
PREPARED BY: DWAYNE PITT

PROPERTY INFORMATION SHEET

NO. 720 MILLWOOD ROAD (AGNES MACPHAIL HOUSE)  
LAND DESIGNATED AS BEING OF  
CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

WARD 26 - DON VALLEY WEST  
DATE: MAY 10, 2012

SKETCH No. PS-2012-059