



TORONTO STAFF REPORT

September 1, 2000

To: North York Community Council

From: Joe Halstead, Commissioner, Economic Development, Culture and Tourism

Subject: Designation and Heritage Easement Agreement Under Part IV of the *Ontario Heritage Act (R.S.O. 1990)*; Green Meadows/The McDougald Estate, 5365 Leslie Street (formerly North York), Seneca Heights

Purpose:

This report recommends that the property at No. 5365 Leslie Street (Green Meadows / The McDougald Estate) be designated under Part IV of the Ontario Heritage Act (R.S.O. 1990) and that authority be granted by Council to enter into a Heritage Easement Agreement under the Act with the property owner.

Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that:

- (1) Council for the City of Toronto state its intention to designate the property known as Green Meadows/The McDougald Estate, located at 5365 Leslie Street, under Part IV of the *Ontario Heritage Act (R.S.O. 1990)* for architectural and historical reasons; and
- (2) both the Long and Short Statements of Reasons for Designation constitute the Reasons for Designation and will be included in the designating by-law.

- (3) the authority be granted by Council for the execution of a Heritage Easement Agreement under Section (37) of the *Ontario Heritage Act (R.S.O. 1990)* with the owner of the property municipally known as 5365 Leslie Street; and
- (4) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Background:

This report provides the information necessary to proceed with both the designation and the heritage easement agreement and is placed before Council for its consideration.

At its meeting of July 4, 5, and 6, 2000, Council for the City of Toronto, approved an amendment to the City of North York Zoning By-law No.7625 and Draft Plan of Subdivision for Metrodome Properties with a condition that the residence known as “Green Meadows / The McDougald Estate” be designated and that a Heritage Easement Agreement be entered into with the owner of the property (see Attachment ‘3’ – Economic Development, Culture & Tourism Conditions).

At its meeting of Aug 17, 2000, the Toronto Preservation Board confirmed its support for both the designation and Heritage Easement Agreement and is recommending that Council proceed with designation and grant its authority to enter into a Heritage Easement Agreement with the property owner under Part IV of the *Ontario Heritage Act (R.S.O. 1990)*. The owner of the “Green Meadows” is in agreement with the designation and easement and has been advised of the process.

Comments:

A Short Statement of Reasons for Designation, intended for publication, is outlined below. A Heritage Property Report (Long Statement of Reasons for Designation) is available for viewing from the City Clerk. Both the Long and Short Statements constitute the Reasons for Designation and will be included in the designation by-law.

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 a 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 south-east is also significant as is the covered porch with decorative wood posts, architrave and patterned red brick floor.

When considered against the "Guidelines for the Evaluation of Heritage Properties", adopted by the former North York City Council in 1996, 5365 Leslie Street clearly qualifies for designation under the *Ontario Heritage Act*.

Conclusions:

The property at 5365 Leslie Street (Green Meadows / The McDougald Estate) is a property of historical and architectural significance in the City of Toronto. The Toronto Preservation Board is recommending that Council proceed with Designation and grant its authority to enter into a Heritage Easement Agreement with the owner in order to secure the long-term protection and preservation of the heritage property.

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Joe Halstead
Commissioner Economic Development, Culture and Tourism

List of Attachments: (on file)

- Attachment No. 1 – Photograph
- Attachment No. 2 – Location Map
- Attachment No. 3 – Relevant Excerpt from Draft Plan of Subdivision Requirements
(Approved by Council – July 4, 5, 6, 2000)