

Authority: Toronto and East York Community Council Report 7, Clause 29,  
as adopted by City of Toronto Council on September 25, 26 and 27, 2006  
Enacted by Council: February 6, 2007

**CITY OF TORONTO**

**BY-LAW No. 103-2007**

**To designate the property at 350 Dundas Street West (William Frederick McCaw House)  
as being of cultural heritage value or interest.**

WHEREAS authority was granted by Council to designate the property at 350 Dundas Street West (William Frederick McCaw 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 the buildings and structures 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 350 Dundas Street West and upon the Ontario Heritage Trust, 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 was served upon the Clerk of the municipality;

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

1. The property at 350 Dundas Street West, 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 350 Dundas Street West and upon the Ontario Heritage Trust 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*.

ENACTED AND PASSED this 6th day of February, A.D. 2007.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

## **SCHEDULE “A”**

### **REASONS FOR DESIGNATION**

#### Description:

The property at 350 Dundas Street West is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest. Located on the north side of Dundas Street West, east of Beverley Street, the 2½-storey house form building was completed after September 1879 when it was recorded as “unfinished” on the tax assessment rolls. The design is attributed to William Frederick McCaw, an architect who was the original owner and occupant (building permits do not survive for this period). The property was listed on the City of Toronto Inventory of Heritage Properties in 1973.

#### Statement of Cultural Heritage Value:

The cultural heritage value of the property at 350 Dundas Street West is related to its design or physical value as a representative example of late 19th century residential housing inspired by Gothic Revival styling. As one of the most popular styles for residential and ecclesiastical buildings in the late 1800s, the Gothic Revival is characterized by the use of pointed-arch motifs.

The William Frederick McCaw House also has cultural heritage value for its historical association with its original owner, who entered into a partnership with fellow architect E. J. Lennox that lasted from 1876 to 1881 (during this period, McCaw’s residence was completed at #350 Dundas). According to Marilyn Litvak’s biography of Edward James Lennox (1995, page 1), “McCaw and Lennox were popular and sought after. Their commissions ranged from large churches to school houses in Stratford and Owen Sound; from “commodious” brick villas to commercial properties; from a “first class” hotel on the Island, Toronto Bay, to a summer cottage and the design and construction of 2,000 lineal feet of esplanade and terracing at the lakefront in Parkdale.

The cultural heritage value of the William Frederick McCaw House also relates to its contextual value as part of an intact group of late 19th century house form buildings that defines, maintains and supports the character of Dundas Street West in the Grange neighbourhood west of University Avenue.

#### Heritage Attributes:

The heritage attributes of the William Frederick McCaw House related to its cultural heritage value as a representative example of Gothic Revival styling are found on the principal (south) façade and the south slope of the roof above this wall, consisting of:

- The 2½ storey plan above a raised base with window openings.
- The gable roof with a cross-gable on the south slope (the gable has been reclad).
- The application of red brick cladding with brick and stone detailing (the south façade has been painted).

- The organization of the principal (south) façade, anchored by firebreaks with brick brackets and featuring corbelling under the eaves; the division of the south wall into three sections, with a frontispiece offset under the cross-gable; the location of the principal entrance in the right (east) bay (the opening has been altered); in the first floor, the large window openings (which have been altered); and, in the second-storey, the pointed-arch window openings with brick voussoirs and corbelled sills.

The side elevations (east and west) are devoid of detailing and, with the rear (north) wall, are not included in the Reasons for Designation.

**SCHEDULE “B”****LEGAL DESCRIPTION**

PIN 21208-0252 (LT)

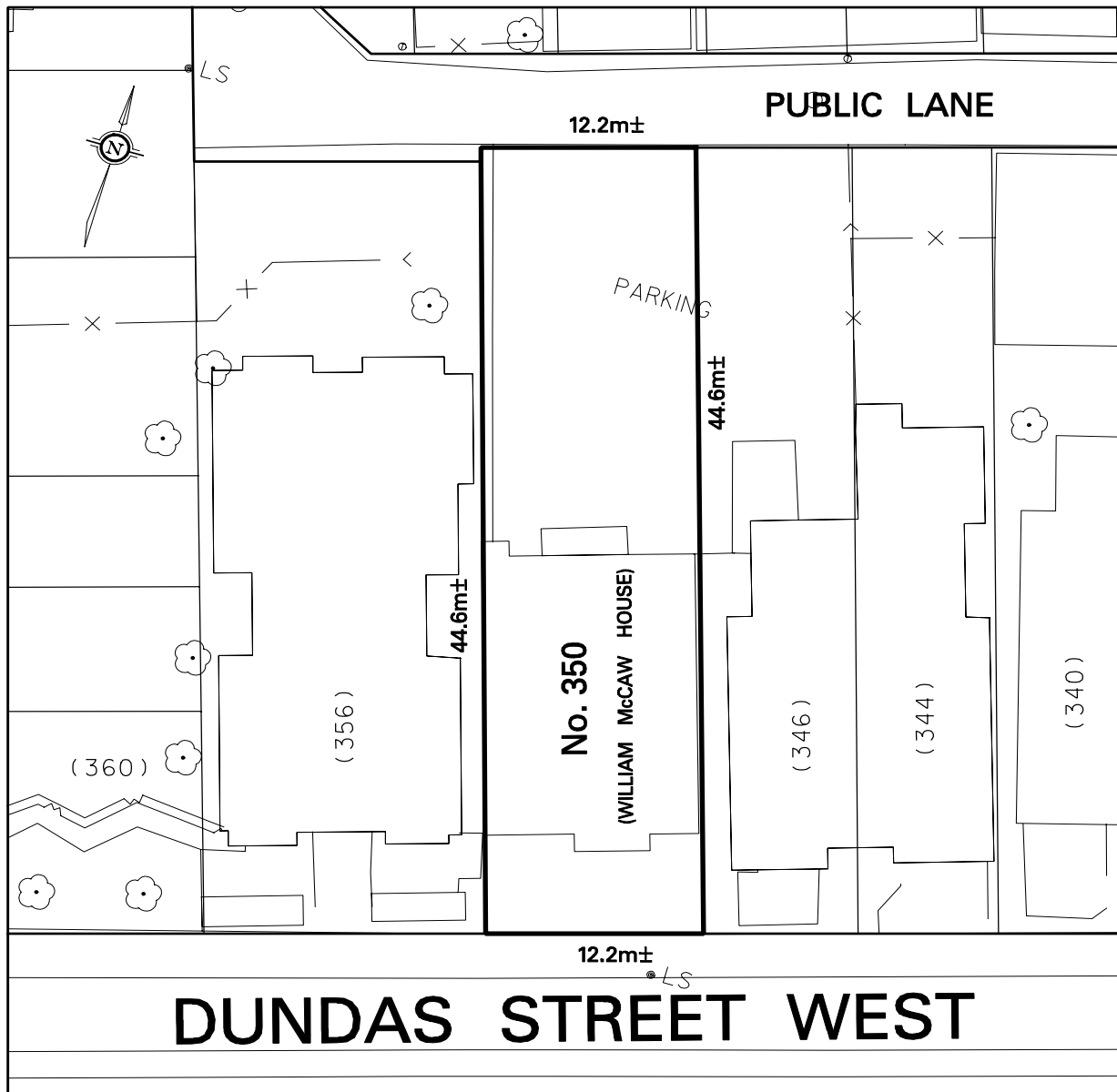
PT BLK 5 PL D168 AKA PL D247 TORONTO AS IN CT483683

City of Toronto 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-2007-014 dated January 29, 2007, as set out in Schedule “C”.

## SCHEDULE "C"


**TORONTO**

 TECHNICAL SERVICES DIVISION  
 SURVEY & MAPPING SERVICES

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

## PROPERTY INFORMATION SHEET

No. 350 DUNDAS STREET WEST  
 (WILLIAM McCaw HOUSE)  
 LAND DESIGNATED AS BEING OF  
 CULTURAL HERITAGE VALUE AND INTEREST  
 (NOT TO SCALE)

WARD 20 - TRINITY-SPADINA  
 DATE: JAN. 29, 2007

SKETCH No. PS-2007-014