

Authority: Toronto and East York Community Council Item 7.11
as adopted by City of Toronto Council on July 16, 17, 18 and 19, 2007
Enacted by Council: April 6, 2009

CITY OF TORONTO

BY-LAW No. 393-2009

To designate the property at 367 Spadina Road (Percival Inglis House) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 367 Spadina Road (Percival Inglis 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 367 Spadina Road and upon the Ontario Heritage Trust, 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 367 Spadina 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 367 Spadina 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 6th day of April, A.D. 2009.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE “A”**REASONS FOR DESIGNATION**Description

The property at 367 Spadina Road is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest, and meets the criteria for municipal designation prescribed by the Province of Ontario under the categories of design and contextual value. Located on the east side of Spadina Road in the first block north of Heath Street West, the property contains a 2½-storey house form building that was described as “unfinished” when the tax assessment rolls were compiled in August 1914 (a building permit identifying the architect was not found). Percival Inglis, a traveler, and his wife, Alma, were the original residents who retained the property until the late 1930s. Dr. Arthur R. Tilley, a physician and surgeon, was the subsequent occupant.

Statement of Cultural Heritage Value**Design or Physical Value**

The Percival Inglis House has design value as a well-crafted example of a house form building that blends elements from the popular styles from the close of the 19th century and the opening of the 20th. The brick cladding with stone trim and the Classical detailing of the porch are drawn from Edwardian Classicism, while the varied fenestration and roof pitches reflect Queen Anne Revival styling

Contextual Value

The Percival Inglis House contributes to the residential character of this section of Spadina Road, north of St. Clair Avenue West. The property is located south of the boundary of Forest Hill Village, which was incorporated as a separate municipality in 1923 and annexed by the City of Toronto in 1967. North of the Percival Inglis House, the J. M. Ferguson House (1914) at 371 Spadina Road is recognized on the City’s heritage inventory.

Heritage Attributes

The heritage attributes of the Percival Inglis House related to its design value as a representative example of an early 20th century house form building that contributes to the residential character of Spadina Road, north of St. Clair Avenue West, are found on the exterior walls and roof, consisting of:

- Above a raised base with window openings, the 2½-storey plan under a gable roof with a hipped dormer on the west slope and a brick chimney at the south end.
- The red brick cladding with brick, stone and wood trim.

- The organization of the principal (west) façade, with the main entrance raised in the left (north) bay beneath a three-sided oriel window and beside a three-storey bay window with a conical roof.
- The west entrance, where wood doors are protected by an open porch with brick pedestals with stone caps, paired wood columns, and a hipped roof with a cornice moulding.
- Beside (left or north of) the entry, the segmental-arched multi-paned window opening.
- The detailing of the bay window, where continuous stone lintels and sills mark the flat-headed window openings in the first two floors.
- The fenestration on the side (north and south) elevations.
- On the north elevation, which is visible from the street, the secondary entrance, the brick wall chimney, the small segmental-arched window openings, the diminutive oriel window, and the square bay window (the cladding has been replaced).

The rear (east) wall is not included in the Reasons for Designation.

SCHEDULE "B"

In the City of Toronto and Province of Ontario, in the Land Titles Division of the Toronto Registry Office (No. 66) being composed of:

FIRSTLY:

PIN 21188-0021 (LT)

PCL 18-2 SEC M298

PT LT 18 E/S SPADINA RD PL M298 TORONTO BEING THE SLY 10 FT FROM
FRONT TO REAR

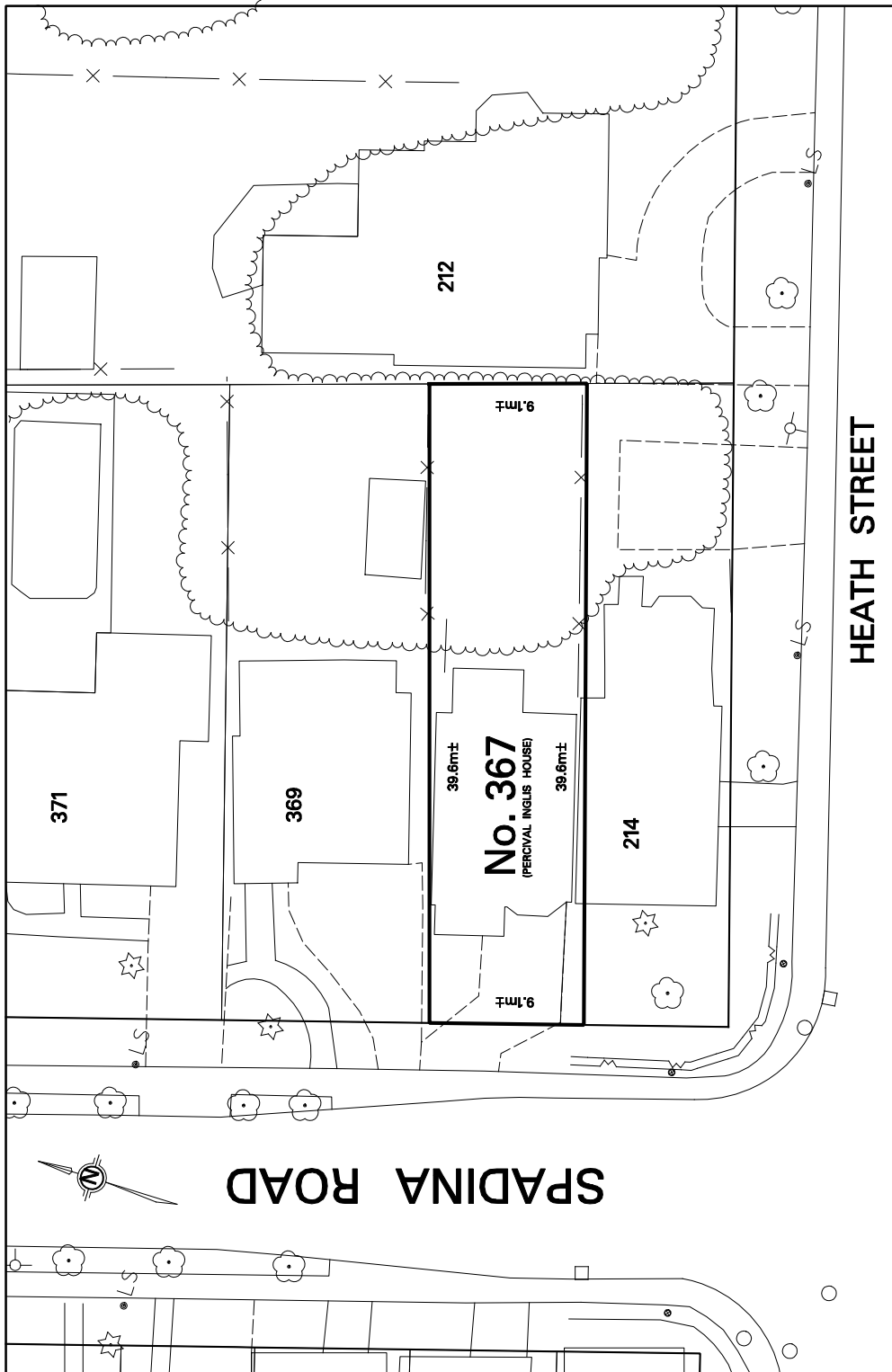
SECONDLY:

PIN 21188-0224 (LT)

PT LT 53 PL 897 MOUNT PLEASANT AS IN CA182098 (SECONDLY)

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2009-035 dated March 13, 2009, as set out in Schedule "C".

SCHEDULE "C"



<p>TORONTO TECHNICAL SERVICES DIVISION SURVEY & MAPPING SERVICES</p> <p>PREPARED BY: DWAYNE PITT</p>	<p>NOTE: SKETCH IS NOT THIS 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</p> <p>CHECKED BY: JOHN HOUSE</p>	<p>PROPERTY INFORMATION SHEET</p> <p>PROPERTY INFORMATION SHEET, NO. 367 SPADINA ROAD (PERCIVAL INGLIS HOUSE)</p> <p>LAND DESIGNATED AS BEING OF CULTURAL HERITAGE VALUE AND INTEREST</p> <p>WARD 22 - ST. PAUL'S</p> <p>DATE: MARCH 25, 2009</p> <p>SKETCH No. PS-2009-035</p>
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