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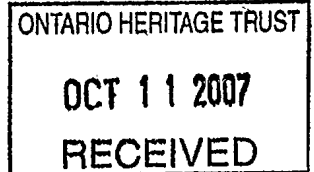


City Clerk's Office

Secretariat  
Betty Henderson, Manager  
Community Councils & Committees  
Scarborough Civic Centre  
150 Borough Drive  
Toronto, On M1P 4N7

Ulli S. Watkiss  
City Clerk

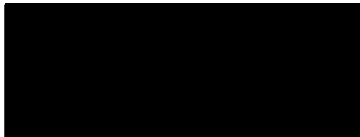
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**REGISTERED MAIL**

**IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990, CHAPTER 0.18 AND  
679 WARDEN AVENUE  
CITY OF TORONTO, PROVINCE OF ONTARIO**

**NOTICE OF PASSING OF BY-LAW**



Ontario Heritage Trust  
10 Adelaide Street East  
Toronto, ON M5C 1J3

Take notice that the Council of the City of Toronto has passed By-law 1029-2007 to designate 679 Warden Avenue (Bell Estate – Thornbeck-Bell House) as being of cultural heritage value or interest.

Dated at Toronto this 9th day of October, 2007.

Ulli S. Watkiss  
City Clerk

Authority: Scarborough Community Council Item 7.6,  
as adopted by City of Toronto Council on July 16, 17, 18 and 19, 2007  
Enacted by Council: September 27, 2007

**CITY OF TORONTO**

**BY-LAW No. 1029-2007**

**To designate the property at 679 Warden Avenue (Bell Estate -Thornbeck-Bell House) as  
being of cultural heritage value or interest.**

WHEREAS authority was granted by Council to designate the property at 679 Warden Avenue (Bell Estate – Thornbeck-Bell 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 679 Warden Avenue and upon the Ontario Heritage Trust, Notice of Intention to designate the property and has caused 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*; 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 679 Warden Avenue, 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 679 Warden Avenue 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 27th day of September, A.D. 2007.

SANDRA BUSSIN,  
Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**SCHEDULE "A"****REASONS FOR DESIGNATION**Description

The property at 679 Warden Avenue 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 three categories of design, historical and contextual value. Setback on the east side of Warden Avenue, south of St. Clair Avenue East in Scarborough, the property historically known as the Bell Estate contains a two-storey house form building (circa 1840s with later additions). The property is listed on the City of Toronto Inventory of Heritage Properties, and City Council granted authority to enter into a Heritage Easement Agreement in 2004.

Statement of Cultural Heritage Value

The Bell Estate is historically significant as an early farmhouse in former Scarborough Township. Archival research indicates that portions of the building date to the mid-19th century when it was constructed for members of the Thornbeck family. In the late 1800s, William Bell acquired the site and, following a fire, added a second storey. Bell's descendants occupied the property for a century. Architecturally, the house is an important early example of Georgian styling that was updated with Gothic Revival features.

Heritage Attributes

The heritage attributes of the Bell Estate (Thornbeck-Bell House) related to its cultural heritage value as an early 19th century Scarborough farmhouse with features of Georgian and Gothic Revival styling are found on the exterior walls, roof, west addition, and interior as described below, consisting of:

- The two-storey rectangular plan above a raised base with window openings in the basement level on the north and south sides.
- The gable roof with end chimneys (not original) and, on the south slope, a central gable with decorative wood bargeboard.
- The fieldstone cladding, which is laid in regular courses on the south façade and randomly placed on the remaining walls.
- The window openings that feature stone lintels and sills (some granite and others limestone) and louvered wood shutters.
- The principal (south) façade, which is organized into five bays with symmetrical openings.
- The main entrance, raised and centred on the south façade, where a panelled wood door is flanked by three-quarter-length sidelights and surmounted by a three-part transom.

- The pairs of flat-headed window openings with six-over-six double hung sash windows flanking the entrance.
- In the upper storey of the south façade, the single opening positioned in the upper storey beneath the gable.
- On the east elevation, the pair of flat-headed window openings symmetrically placed at the second floor level.
- The west elevation, where window openings similar to those on the east wall are found in the upper floor.
- Concealing the lower part of the west wall of the house, the single-storey stone-clad addition with a shed roof and a dormer.
- The rear (north) wall with flat-headed window openings, two of which are irregularly sized and placed.
- On the interior, the basement fireplace and adjoining bake oven.

A 1½-storey wood frame addition that was attached to the north side of the west addition was not identified in the Heritage Easement Agreement and is not included in the Reasons for Designation.

**SCHEDULE "B"****LEGAL DESCRIPTION**

PIN 06449-0281 (LT)

PART OF LOT 32, CONCESSION B SCARBOROUGH, DESIGNATED AS PARTS 10, 11, 12, 13, 14, 15 AND 48, PLAN 66R21877

City of Toronto (former City of Scarborough), 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-2007-223 dated September 12, 2007, as set out in Schedule "C".

