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City Clerk's Office

ONTARIO HERITAGE TRUST

FEB 28 2008  
RECEIVED

Secretariat  
Frances M. Pritchard  
Toronto and East York Community Council  
City Hall, 12<sup>th</sup> Floor, West  
100 Queen Street West  
Toronto, Ontario M5H 2N2

Ulli S. Watkiss  
City Clerk

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Fax: 416-392-2980  
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Web: www.toronto.ca

**IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990 CHAPTER 0.18 AND  
646 BROADVIEW AVENUE (JAMES HARRIS HOUSE)  
CITY OF TORONTO, PROVINCE OF ONTARIO**

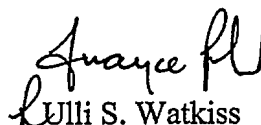
**NOTICE OF PASSING OF BY-LAW**

1636483 Ontario Limited  
30 Hazelton Avenue  
Toronto, Ontario  
M5R 2E2

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 No. 80-2008 to designate 646 Broadview Avenue (James Harris House) (Toronto-Danforth Ward 30) as being of cultural heritage value or interest.

Dated at Toronto this 29<sup>th</sup> day of February, 2008.

  
Ulli S. Watkiss  
City Clerk

Authority: Toronto and East York Community Council Item 7.13,  
as adopted by City of Toronto Council on July 16, 17, 18 and 19, 2007  
Enacted by Council: January 30, 2008

**CITY OF TORONTO**

**BY-LAW No. 80-2008**

**To designate the property at 646 Broadview Avenue (James Harris House) as being of cultural heritage value or interest.**

WHEREAS authority was granted by Council to designate the property at 646 Broadview Avenue (James Harris 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 646 Broadview Avenue 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 646 Broadview 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 646 Broadview 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 30th day of January, A.D. 2008.

SANDRA BUSSIN,  
Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

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

The property at 646 Broadview 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. Located on the northwest corner of Broadview Avenue and Montcrest Boulevard in the Riverdale neighbourhood, the construction in 1907 of the 2½-storey house form building and the adjoining coach house was documented in historical records. The house was originally occupied by James Marston Harris, managing director of the family-founded Harris Abattoir Company (later absorbed by Canada Packers). The property was listed on the City of Toronto Inventory of Heritage Properties in 1976, and authority was granted for a Heritage Easement Agreement in 2005.

**Cultural Heritage Value**

The James Harris House is a representative example of Edwardian Classicism, the style popularized for residential and commercial designs after the turn of the 20th century, which also displays a high degree of craftsmanship. The neighbouring coach house complements the James Harris House in its materials and design. Historically, the house form building and coach house reflect the practice of Toronto architect James L. Havill, whose commissions of note included alterations in 1910 to the Elgie Buildings at 118 Yonge Street as the location of Holt, Renfrew and Company. Placed on a rise of land overlooking Riverdale Park, the James Harris House and Coach House anchor the south end of a group of residential properties along the west side of Broadview Avenue that are recognized on the City's heritage inventory.

**Heritage Attributes: James Harris House****Exterior**

The heritage attributes on the exterior of the James Harris House that are related to its cultural heritage value as a representative example of Edwardian Classicism displaying a high degree of craftsmanship are found on the principal (east) façade, the south elevation facing Montcrest Boulevard, and the roof, consisting of:

- The red brick construction with brick, stone and wood trim.
- The 2½-storey plan above a rock-faced sandstone foundation with window openings.
- The hip roof with flared eaves, wood modillions, brick chimneys, and gabled dormers with enclosed pediments and wood trim.
- On the east slope of the roof, a gabled wall dormer with a segmental-arched opening and a cast iron balcony.

- The smooth stone band course extending above the foundation along the principal (east) and south facades, and the brick band courses dividing the first and second stories on the latter elevations.
- On the principal (east) façade, the organization of the wall into three parts with a projecting bay near the north (right) end and the main entrance at the centre of the wall.
- The principal entry, where a wood door with a plate-glass panel is set in a segmental-arched wood surround and flanked by multi-paned sidelights with beveled glass.
- The open portico that protects the main entry, with its sandstone base, stone balustrade, Doric columns, and a balcony with an iron railing (the round pediment with dentils is currently concealed).
- In the first and second stories of the east facade, the segmental-arched window openings with stone sills and brick flat arches with stone springers and single keystones.
- In the first floor of the east facade, the openings containing three-part windows beneath transoms.
- On the south elevation, the single-storey bowed bay window under a flat roof with a moulded cornice and a capping stone, which incorporates three window openings linked by continuous stone sills and lintels.
- Near the centre of the south elevation, a large stair hall window containing stained glass in an Art Nouveau pattern.
- At the west end of the south wall, a two-storey enclosed verandah with brick cladding and paired brick columns in the first floor and, above a wood cornice with a frieze and modillion blocks, wood cladding in the upper storey.
- The north and rear (west) walls, which have no distinguishing characteristics, are not included in the Reasons for Designation.

### **Interior**

The heritage attributes on the interior of the James Harris House that are related to its cultural heritage value as a representative example of Edwardian Classicism displaying a high degree of craftsmanship are found in the entrance hall with the main staircase, and the three parlour rooms on the first floor, consisting of:

- The entrance hall, with oak detailing, a door and sidelights, paneled wainscoting, two large paneled sliding doors leading to the south and north parlours, and a fireplace beneath a beamed ceiling with a Classically-detailed wood mantel, a paneled wood overmantel and a tiled surround.

- The main staircase, located at the south end of the entrance hall, with wood wainscoting, square turned balusters and a square-cut newel post with carved detailing.
- In the south, north and west parlours, the oak hardwood flooring laid in a concentric rectangular pattern.
- The south parlour, with wood wainscoting, a coved ceiling with a wood cornice and, on the west wall, a fireplace with a wood mantel with Classical detailing, a wood overmantel with a mirrored panel, and a tiled surround flanked by wood cabinetry.
- In the north parlour, a flat archway supported on fluted Ionic columns and, on the north wall, a fireplace with a wood mantel, paneled overmantel and tiled surround.
- The west parlour, with wood detailing with wainscoting, ceiling beams and a built-in cupboard.

#### Heritage Attributes: Coach House

Located northwest of the James Harris House, the heritage attributes of the coach house are found on the exterior walls and the roof, consisting of:

- The wood-framed structure rising 1½ stories with brick cladding.
- The truncated gable roof with extended eaves, a gabled dormer on the west slope, and a gabled wall dormer on the east slope with bargeboard, brick and stone trim, and a segmental-arched opening containing a pair of windows.

The remaining door and window openings are flat-headed and are not included in the Reasons for Designation.

**SCHEDULE "B"**

PIN 21068-0082 (LT)

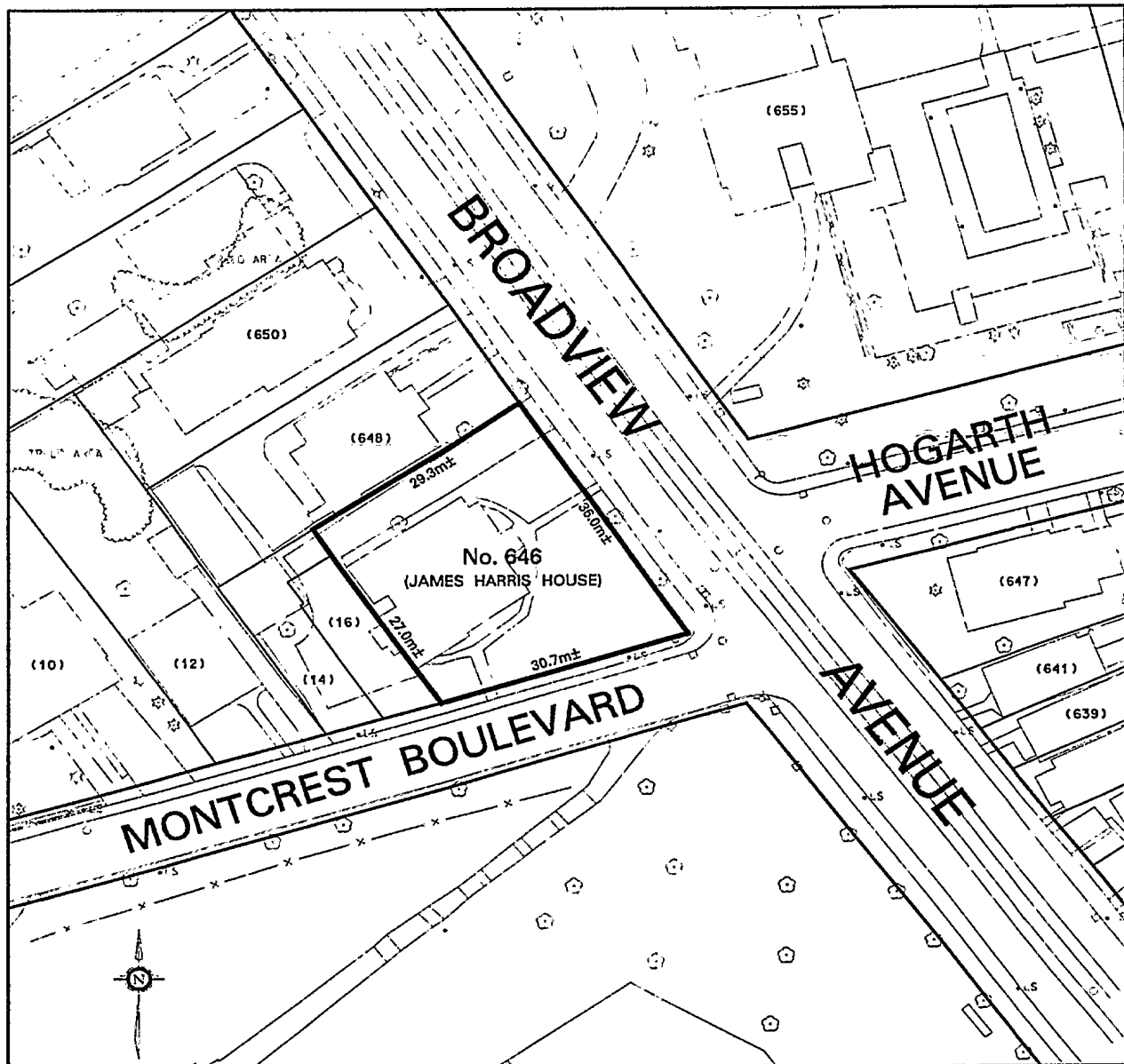
PT BLK A, PL 274E TORONTO, PTS 3 & 4, PL 66R-21872

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-2007-292 dated November 27, 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. 646 BROADVIEW AVENUE  
 (JAMES HARRIS HOUSE)  
 LAND DESIGNATED AS BEING OF  
 CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

WARD 30 - TORONTO-DANFORTH  
 DATE: NOV. 27, 2007

SKETCH No. PS-2007-292