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City Clerk's Office

ONTARIO HERITAGE TRUST

APR 25 2014

**Secretariat**

Francine Adamo  
North York Community Council  
North York Civic Centre  
5100 Yonge Street  
Toronto, Ontario M2N 5V7

**Ulli S. Watkiss**  
City Clerk

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990 CHAPTER 0.18 AND  
262 BESSBOROUGH DRIVE  
(THOMAS G. ELGIE HOUSE)  
CITY OF TORONTO, PROVINCE OF ONTARIO**

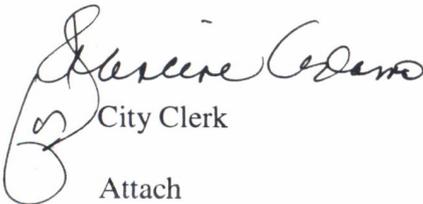
**NOTICE OF PASSING OF BY-LAW**

262 Bessborough Drive Inc.  
262 Bessborough Drive  
Toronto, Ontario  
M4G 3K6

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

Take notice that on April 3, 2014, the Council of the City of Toronto has passed By-law 282-2014, being a by-law to designate the property at 262 Bessborough Drive (Thomas G. Elgie House) as being of cultural heritage value or interest.

Dated at Toronto this 24<sup>th</sup> day of April, 2014.

  
City Clerk  
Attach

cc: Acting Manager, Heritage Preservation Services, City Planning Division  
Jasmine Stein, Municipal Law Unit, Legal Division  
Director, Community Planning, North York District  
Deputy Chief Building Official and Director, Building Division, North York District  
Interested Persons

APR 25 2014

RECEIVED

Authority: North York Community Council Item 27.4, adopted as amended,  
by City of Toronto Council on November 13, 14, 15 and 18, 2013

**CITY OF TORONTO****BY-LAW No. 282-2014****To designate the property at 262 Bessborough Drive (Thomas G. Elgie House) as being of cultural heritage value or interest.**

Whereas the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 262 Bessborough Drive (Thomas G. Elgie House) as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto caused to be served upon the owners of the land and premises known as 262 Bessborough Drive and upon the Ontario Heritage Trust, Notice of Intention to designate the properties and 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, § 162-4.1. Notice requirements under the *Ontario Heritage Act*; and

Whereas no notice of objection was served upon the Clerk of the municipality; and

Whereas the reasons for designation are set out in Schedule "A" to this by-law;

The Council of the City of Toronto enacts:

1. The property at 262 Bessborough Drive, 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 262 Bessborough Drive 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, § 162-4.1. Notice requirements under the *Ontario Heritage Act*.

Enacted and passed on April 3, 2014.

John Parker,  
Deputy Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

**SCHEDULE "A"**  
**STATEMENT OF SIGNIFICANCE**  
**REASONS FOR DESIGNATION**

Description

The property at 262 Bessborough Drive is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage values, and meets the criteria for municipal designation prescribed by the Province of Ontario under all three categories of design, associative and contextual values. Located southeast of Bayview Avenue and Eglinton Avenue East in Leaside, the Thomas G. Elgie House (c. 1883) is a 2½-storey house form building. The property was included on the heritage inventory of the former Borough of East York in 1982, and listed on the City of Toronto Inventory of Heritage Properties in 2006.

Statement of Cultural Heritage Value

The property at 262 Bessborough Drive contains the Thomas G. Elgie House, which is valued as a rare example of a farmhouse that is the oldest of only three residential buildings in Leaside predating its incorporation as a town in 1913. While the structure was altered through a series of additions made in the 20th century, the original section of the building is an important representation of the design of farmhouses from the late 1800s with the L-shaped plan, red brick walls and 19th century detailing.

The Thomas G. Elgie House is historically significant because its presence, location and orientation yield information about the formation of the community, from its agricultural origins to the early subdivision of the lands and the design of Leaside as a planned community inspired by the Garden City movement and laid out by landscape architect Frederick Todd. As the second of two farmhouses built on a York Township farm lot, the Thomas G. Elgie House was absorbed into the first subdivision of the land by its owner. In turn, with the establishment of Leaside's residential sector, the farmhouse was incorporated on a generous parcel adjoining one of the picturesque curved streets that characterized the town's residential sector. Since that time, the east elevation of the Thomas G. Elgie House has functioned as the street façade that is viewed from Bessborough Drive, and the gable end where the original fenestration flanking the brick chimney beneath the gable roof is an important surviving feature.

Contextually, the value of the Thomas G. Elgie House comes from its visual and historical links to its surroundings in Leaside, where it is one of three extant residential buildings that varied from the plan for the community that was built up around these properties on previously agricultural lands. As a 19th century farmhouse within Leaside, the Thomas G. Elgie House has stood in place as the community grew up around it, and its atypical presence has long contributed to the distinction and beauty of the neighbourhood.

Heritage Attributes

The heritage attributes of the property at 262 Bessborough Avenue are:

- The building known historically as the Thomas G. Elgie House

- The original centre section of the 2½-storey house form building with its scale, form and massing
- The placement, setback and orientation of the building on the west side of Bessborough Drive, north of Parkhurst Boulevard on a lot with mature trees, where the east side elevation of the house faces the street
- The original red brick cladding and trim on the exposed elevations of the original main body of the house
- On the east façade that forms the street elevation on Bessborough Avenue, the gable roof and trim, brick chimney and original fenestration
- The original window opening on the rear (west) wall containing a wood window

The north and south additions that date to the 20th century are not identified in the Reasons for Designation.

**SCHEDULE "B"**  
LEGAL DESCRIPTION

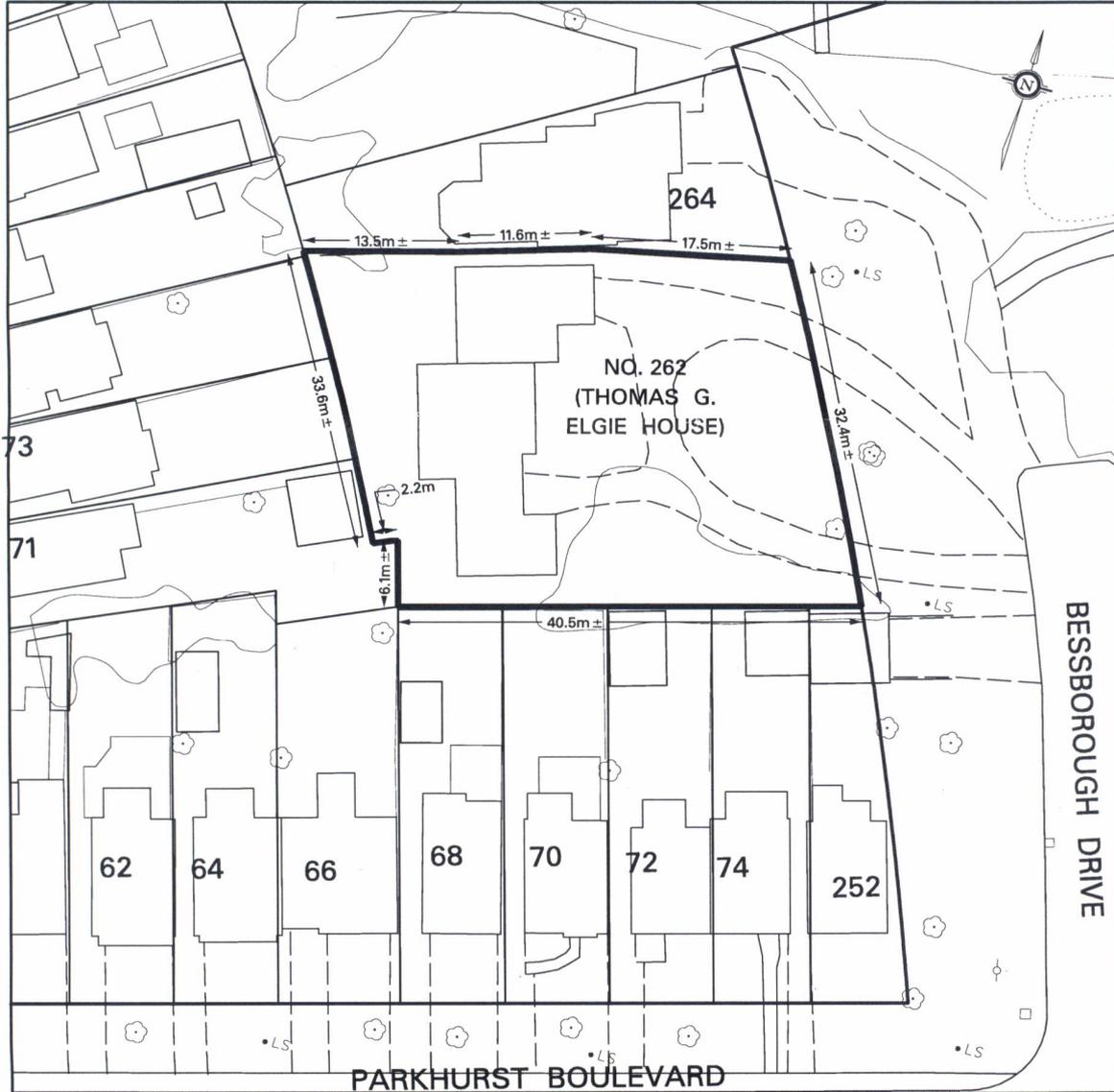
PIN 10386-0102 (LT)

LT 473 PL 1908 TWP OF YORK; PT LT 470 PL 1908 TWP OF YORK; PT LANE PL 1908  
TWP OF YORK BTN CAMERON CRES AND EDITH AV PL 1908 CLOSED BY TL5492 AS  
IN EY166638 EXCEPT PT 1 TO 4, 64R12567

City of Toronto (former City of North York) 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-2014-027  
dated March 20, 2014, as set out in Schedule "C".

SCHEDULE "C"



**Toronto**  
 ENGINEERING AND CONSTRUCTION SERVICES  
 ENGINEERING SERVICES  
 LAND AND PROPERTY SURVEYS

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

CHECKED BY: JOHN HOUSE  
 PREPARED BY: DWAYNE PITT

WARD 26 - DON VALLEY WEST  
 DATE: MARCH 20, 2014

PROPERTY INFORMATION SHEET  
 262 BESSBOROUGH DRIVE  
 (THOMAS G. ELGIE HOUSE)  
 LAND DESIGNATED AS BEING OF  
 CULTURAL HERITAGE VALUE AND INTEREST  
 (NOT TO SCALE)

SKETCH No. PS-2014-027