

Authority: North York Community Council Report No. 7,  
Clause No. 12, as adopted by City of Toronto Council on  
September 28, 29 and 30, 2005

## CITY OF TORONTO

### BY-LAW 588-2022

**To amend former City of North York By-law 31251, being a by-law to designate 34 Avondale Road (Elihu Pease House) under Part IV of the Ontario Heritage Act, by amending the reasons for designation and the legal description.**

Whereas By-law 31251 (the former North York) designated the property 34 Avondale Road ("Elihu Pease House") under Part IV of the Ontario Heritage Act; and

Whereas the Elihu Pease House was relocated to the property municipally known in 2005 as 18 Harrison Garden Boulevard and is known in 2022 as 20 Harrison Garden Boulevard; and

Whereas the Ontario Heritage Act authorizes the Council of a municipality to amend designating by-laws to correct the legal description of the property and to revise the language of the by-law to make it consistent with the requirements of the Act, as amended; and

Whereas authority was granted by Council to amend the reasons for designation and the legal description in By-law 31251; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the land and the premises (as it was known in 2005) as 18 Harrison Garden Boulevard a Notice of Intention to amend By-law 31251; and

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

Whereas the amended legal description is set out in Schedule B 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 enacts:

1. By-law 31251 is amended by deleting Schedule "A" and replacing with Schedule B attached to this by-law.
2. By-law 31251 is amended by deleting Schedule "B" and replacing with Schedule A attached to this by-law.
3. 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.
4. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 20 Harrison Garden Boulevard 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 June 16, 2022.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

## SCHEDULE A

### AMENDED REASONS FOR DESIGNATION

The property at 18 Harrison Garden Boulevard is designated under Part IV of the *Ontario Heritage Act* for its cultural resource value or interest. Elihu Pease was a schoolteacher prior to 1834 when he established a tannery in Lansing (present-day Yonge Street and Sheppard Avenue) and constructed a frame house. Joseph Bales acquired the property in the late 19<sup>th</sup> century and updated the residence in the Gothic Revival style. In 1921, members of the Bales family purportedly relocated the main body of the house to the property at 34 Avondale Road, adding brick veneer and modifying the fenestration. In May 2004, the Elihu Pease House was moved a short distance southwest to the property at 18 Harrison Garden Boulevard.

The Elihu Pease House is historically significant for its association with an important figure in the early history of North York. Architecturally, the Elihu Pease House is a surviving 19<sup>th</sup> century residence that was updated to incorporate Gothic Revival and Arts and Crafts features.

The heritage attributes of the Elihu Pease House are found on the exterior walls, roof and interior. Rising 1½ stories, the house is constructed of wood, clad with red brick, and trimmed with stucco, brick and stone. The house is covered by a gable roof with extended eaves, a moulded cornice and, on the principal façade, a central gable (the chimneys have been removed). The front gable and gable ends display carved bargeboard. The principal façade is symmetrically organized into three bays with a central entrance. A panelled wood door is set in a wood doorcase with mouldings. The three-quarter-length sidelights and flat transom contain diamond-paned glass. The entrance is flanked by single window openings with brick voussoirs, stone sills and louvered wood shutters. Three-part diamond-patterned sash windows are inset in the openings. A flat-headed window opening containing casement windows is positioned in the half-storey. The side walls have stucco cladding in the half-storey above the brick veneer and display four flat-headed window openings with brick voussoirs and stone sills. Each pair of openings in the first floor contains four-over-four sash windows, while those in the upper storey are reduced in height with four-over-two sash windows.

On the interior, the entrance hall and flanking parlour and dining room on the first floor are included in the Reasons for Designation. The detailing in these rooms reflects the changes made to the property in the 1920s. The wood floors, baseboards, window surrounds and sills, panelled doors, and door surrounds and casings are significant features. The wood staircase with Arts and Crafts styling in the entrance hall and the brick fireplace in the parlour are important interior elements.

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

PART OF PIN 12633-0001(LT) TO  
PART OF PIN 12633-1854(LT), INCLUSIVE  
PART OF COMMON ELEMENT  
TORONTO STANDARD CONDOMINIUM PLAN 1633  
DESIGNATED AS PART 1, PLAN 66R-31892

City of Toronto and Province of Ontario  
Land Titles Division of the Toronto Registry Office (No. 66)