



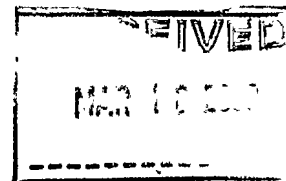
City Clerk's Office

Secretariat
Rosalind Dyers
Toronto and East York Community Council
City Hall, 2nd Floor, West
100 Queen Street West
Toronto, Ontario M5H 2N2

Ulli S. Watkiss
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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
11 SPADINA ROAD (GEORGE STINSON HOUSE)
CITY OF TORONTO, PROVINCE OF ONTARIO**



NOTICE OF PASSING OF BY-LAW

City of Toronto
Facilities and Real Estate
Metro Hall
55 John Street
Toronto, ON M5V 3C6
Attention: Mike Saffran, Property Officer

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. 212-2009 to designate 11 Spadina Road (George Stinson House) (Trinity-Spadina, Ward 20) as being of cultural heritage value or interest.

Dated at Toronto this 16th day of March, 2009.

B. Henderson
/s/ Ulli S. Watkiss
City Clerk

Authority: Toronto and East York Community Council Item 20.6,
as adopted by City of Toronto Council on December 1, 2 and 3, 2008
Enacted by Council: February 25, 2009

CITY OF TORONTO

BY-LAW No. 212-2009

To designate the property at 11 Spadina Road (George Stinson House) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 11 Spadina Road (George Stinson 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 11 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 11 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 11 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 25th day of February, A.D. 2009.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"

REASONS FOR DESIGNATION

Description

The property at 11 Spadina Road is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the categories of design and contextual value. The 2½-storey semi-detached house form building (1890) that is known as the George Stinson House is located on the east side of Spadina Road in the first block north of Bloor Street West. The property was listed on the City of Toronto Inventory of Heritage Properties in 1974.

Statement of Cultural Heritage Value

The George Stinson House has design value as a well-crafted example of late 19th century residential design that blends features of the predominant architectural styles of the period. The decorative wood detailing on the gables above the bay windows and on the two-storey verandah, and the oriel window on the north wall are drawn from the Gothic Revival style, while the oversized round-arched window opening beside the main entrance is indicative of Italianate design. While the architectural appearance of the George Stinson House is complemented by other house form buildings on Spadina Road that date to the same era, this property (with its neighbour at 9 Spadina Road) is set apart because of the survival of its original wood decorative features.

The George Stinson House also contributes to an understanding of the East Annex neighbourhood, which was developed in the late 19th century as a middle class residential subdivision. After the area was annexed by the City of Toronto in 1887 and development began in earnest, the George Stinson House was one of the first buildings constructed on Spadina Road. Its appearance was indicative of the substantial, richly detailed building stock that made the East Annex one of Toronto's most desirable residential neighbourhoods.

Contextually, the George Stinson House is visually and historically linked to its surroundings. With the adjoining semi-detached house at 9 Spadina Road, the George Stinson House stands out on the street because of its scale and late 19th century architectural features, as well as the removal of much of the other historic housing stock along Spadina Road. It is related in appearance and vintage to the late 19th century house form buildings to the north and east that form the core of the East Annex neighbourhood.

Heritage Attributes

The heritage attributes of the George Stinson House related to its cultural heritage value as a well-crafted example of late 19th century residential architecture with features of the Gothic Revival and Italianate styles are:

- The scale, form and massing.
- Above a rubblestone foundation with window openings, the 2½-storey rectangular plan.

- The red brick cladding, and the brick, stone and wood detailing.
- The steeply-pitched cross-gable roof, with a brick chimney at the north end, wood brackets, and a gabled dormer with wood bargeboard on the west slope (the dormer is shared with the adjoining semi-detached house form building at 9 Spadina Road, which is not included in the Reasons for Designation).
- On the principal (west) façade, the main entrance that is inset in the right (south) bay and contains a panelled wood door with a glass insert and a transom.
- Protecting the inset entry, the two-storey verandah with wood detailing, including brackets and spoolwork, with a balcony that provides access for the door opening in the second storey.
- On the west façade, the 2½-storey bay window under the gable with wood detailing, including bargeboard, scrollwork and brackets, and an inset balcony.
- The round-arched, flat-headed and segmental-arched window openings on the west and north elevations, which have brick and stone trim, including a hood mould on the oversized round-arched window opening on the west façade.
- On the north elevation, the oriel window and the two-storey bay window beneath a gable with bargeboard and other wood detailing.
- At the rear (east), the two-storey brick-clad wing with a gable roof and segmental-arched window openings on the north elevation.

The rear (north) wall of the house form building is concealed by the west wing, and the south wall adjoins the neighbouring structure at 9 Spadina Road that is not included in the Reasons for Designation.

SCHEDULE "B"

Part of PIN 21212-0008 (LT)

PCL 9-1 SEC M2;

Part of Lot 9 on Plan M-2 designated as PARTS 3 and 4 on Plan 66R-23383

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-2009-008 dated January 26, 2009, as set out in Schedule "C".

