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ONTARIO HERITAGE TRUST

NOV 15 2012

RECEIVED

IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
2950 KEELE STREET
(GEORGE JACKSON HOUSE)
CITY OF TORONTO, PROVINCE OF ONTARIO

NOTICE OF PASSING OF BY-LAW

The George Jackson House Corporation
c/o Graham Tobe & Assoc. Professional Corp.
2950 Keele Street, Suite 201
Toronto, Ontario
M3M 2H2

✓ 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 1418-2012, being a by-law to designate the property at 2950 Keele Street (George Jackson House) as being of cultural heritage value or interest.

Dated at Toronto this 12th day of November, 2012.



Francine Adamo
City Clerk

Attach

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

Authority: North York Community Council Report 7, Clause 30,
as adopted by City of Toronto Council on September 25, 26 and 27, 2006
Enacted by Council: November 1, 2012

CITY OF TORONTO

BY-LAW No. 1418-2012

To designate the property at 2950 Keele Street (George Jackson House) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 2950 Keele Street (George Jackson 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 2950 Keele Street 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 2950 Keele Street, 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 2950 Keele Street 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 1st day of November, A.D. 2012.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

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

The property at 2950 Keele Street 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 categories of design or physical value and contextual value. The 2½-storey house form building is located on the west side of Keele Street in the first block north of Tavistock Road (four streets north of Wilson Avenue). According to research conducted by the former North York Historical Board, the house was constructed after 1885 when George Jackson inherited the land, which had been acquired by his father in 1830. The house was enlarged in the 1950s and retained by members of the Jackson family until 1967. After use as a nursing home, the building was adapted for professional offices in 1981.

Statement of Cultural Heritage Value

The George Jackson House has design or physical value as a representative example of a late 19th century farmhouse. The design blends elements from the Queen Anne Revival and Richardsonian Romanesque styles popularized in the late 1800s. "The broad, low-arched windows, high steep gables, stained transom glass [replaced with coloured glass] and basket weave gable brickwork are the principal stylistic features, representative of a period which saw relatively little ambitious building in North York" (North York Historical Board, undated).

The property at 2950 Keele Street has contextual value as it is historically linked to its surroundings. With the Downsview United Church at 2822 Keele Street to the south, the George Jackson House is one of only two surviving buildings recognized on the City of Toronto Inventory of Heritage Properties that reflect the 19th century development of Downsview as a farming community.

Heritage Attributes

The heritage attributes of the George Jackson House that relate to its cultural heritage value as a representative example of a late 19th century farmhouse are found on the east and north walls under the cross-gable roof, consisting of:

- The 2½-storey ell-shaped plan covered by a steeply-pitched cross-gable roof with brick chimneys
- The application of brick for the cladding and trim (the brick has been painted), with a basket weave pattern and dentils beneath the east gable, a decorative panel under the north gable, and string courses with dentils and corbelled brickwork on the east façade
- On the east façade facing Keele Street, the large arched window openings in the first and second stories with brick and stone detailing
- On the north façade, the entrance at the base of the projecting gable and the flat-headed window openings above and to the right (west) of the entry

- The two-storey curved wing at the southeast corner and the single-storey Classically designed porch covering the north entrance, which are not original features but represent the evolution of the building over time
- The two-storey additions (with stucco cladding and flat and hipped roofs) on the west and south ends of the house form building and the detached garage at the west end of the property are not included in the Reasons for Designation.

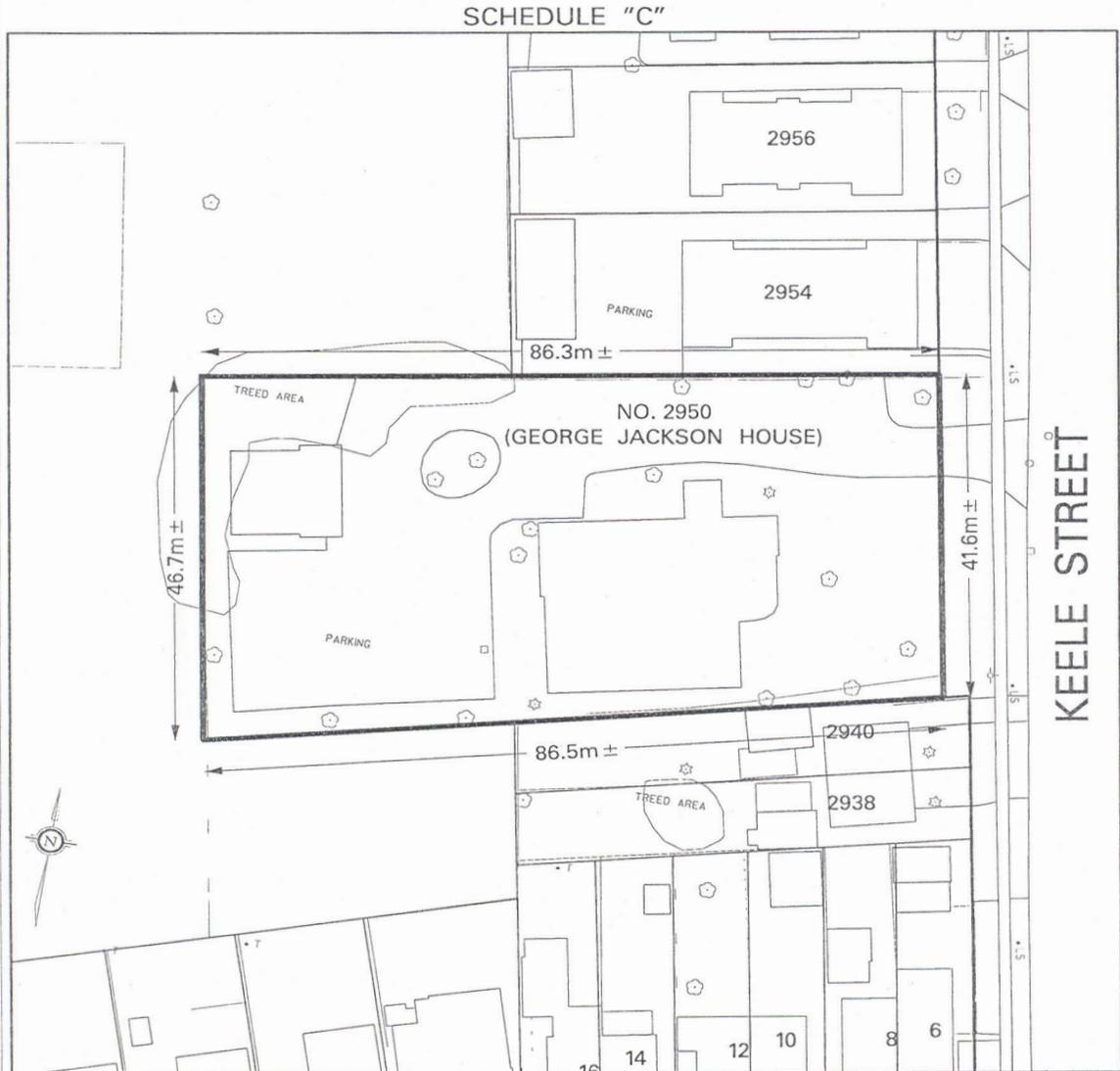
SCHEDULE "B"

PIN 10262-1210 (LT)
PT LT 13 CON 4 WYS TWP OF YORK AS IN TB20727

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

The herein before described land being delineated by heavy outline on Sketch No. PS-2012-091 dated September 18, 2012, as set out in Schedule "C".

SCHEDULE "C"



KEELE STREET

PROPERTY INFORMATION SHEET

NO. 2950 KEELE STREET (GEORGE JACKSON HOUSE). LAND DESIGNATED AS BEING OF CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)



TECHNICAL SERVICES DIVISION
SURVEY & UTILITY MAPPING

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 9 - YORK CENTRE
DATE: SEPTEMBER 18, 2012

SKETCH No. PS-2012-091