



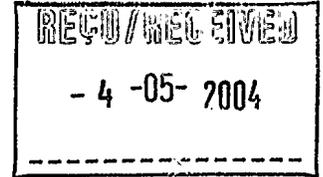
An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER 0.18 AND
108 STAYNER AVENUE ✓
CITY OF TORONTO, PROVINCE OF ONTARIO**

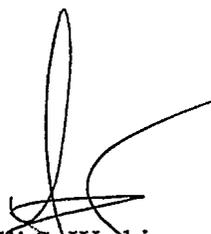
NOTICE OF PASSING OF BY-LAW

████████████████████
108 Stayner Avenue
North York, Ontario
M6B 1P3

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

Take notice that the Council of the City of Toronto has passed By-law No. 260-2004 to designate 108 Stayner Avenue as being of cultural heritage value or interest. ✓

Dated at Toronto this 28th day of April, 2004.


Ulli S. Watkiss
City Clerk

gw
KT

✓
RE

Authority: Toronto North Community Council Report No. 1, Clause No. 28,
as adopted by City of Toronto Council on January 27, 28 and 29, 2004
Enacted by Council: April 16, 2004

CITY OF TORONTO

BY-LAW No. 260-2004

To designate the property at 108 Stayner Avenue (Jacob P. Ross House) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 108 Stayner Avenue (Robert Jacob P. Ross 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 108 Stayner Avenue and upon the Ontario Heritage Foundation, Notice of Intention to designate the property and has caused the Notice of Intention to be published in a newspaper having a general circulation in the municipality as required by 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 to the proposed designation was served upon the Clerk of the municipality;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at 108 Stayner 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 108 Stayner Avenue and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto as required by the *Ontario Heritage Act*.

ENACTED AND PASSED this 16th day of April, A.D. 2004.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"
REASONS FOR DESIGNATION

The property at 108 Stayner Avenue is recommended for designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest. The Jacob P. Ross House is architecturally significant as an important extant example of Neoclassical styling. Historically, it is the only known house that survives from Fairbank, a settlement near Dufferin Street and Eglinton Avenue West in North York. The house was built circa 1852 for Jacob P. Ross, who retained the property until the late 19th century.

The Jacob P. Ross House is designed in the Neoclassical style, identified by ten pediments on the principal (west) façade. The heritage attributes of the house are the 1 1/2 storey rectangular plan, the exterior walls with red brick cladding and brick, stone and wood detailing, the gable roof with brick chimneys and extended eaves, the low-pitched pediment with carved bargeboard and brackets, the three-bay west façade with the brick detailing and a central entrance (currently concealed by an enclosed porch), the first-floor window openings on the west wall with stone lintels and sills, the half-storey (west) window opening with a wood pediment, the fenestration on the remaining walls with brick voussoirs, wood sills and, in some instances, louvered shutters, and the single-storey brick-clad rear (east) addition.

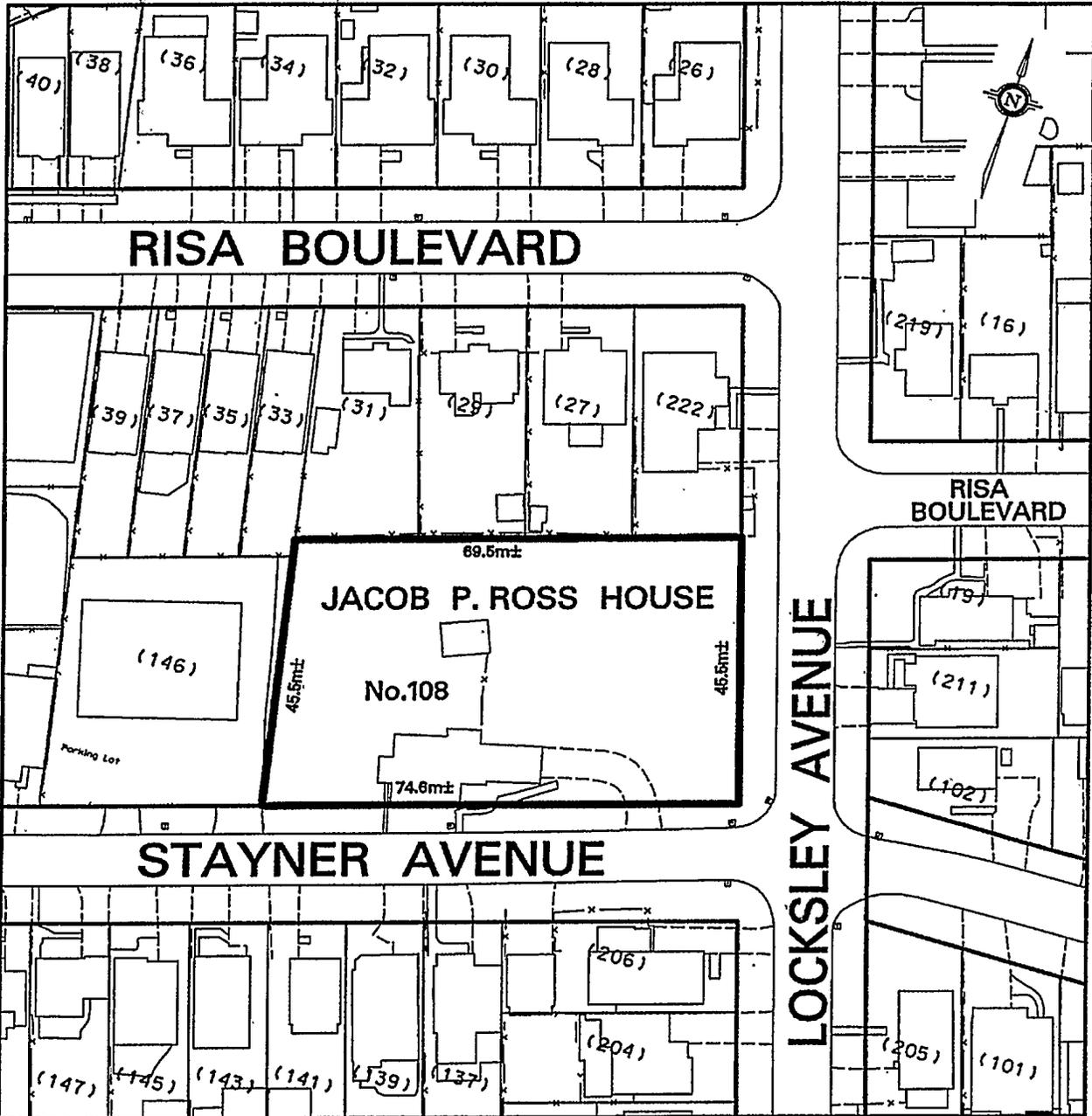
SCHEDULE "B"

PIN 10340-0279 (LT).

Part of Lot 3 in Concession 2, west of Yonge Street, Township of York as in TB916378 in the Land Titles Division of the Toronto Registry Office (No. 66) in the City of Toronto (formerly City of North York) and Province of Ontario.

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2004-025 dated March 4, 2004, as set out in Schedule "C".

SCHEDULE "C"



Toronto

WORKS & EMERGENCY SERVICES
TECHNICAL SERVICES DIVISION
SURVEY & 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

PROPERTY INFORMATION SHEET

No. 108 STAYNER AVENUE
(JACOB P. ROSS HOUSE)
LAND DESIGNATED AS BEING OF
CULTURAL HERITAGE VALUE OR INTEREST

(NOT TO SCALE)

WARD 15 - EGLINTON-LAWRENCE
DATE: MARCH 4, 2004

SKETCH No. PS-2004-025