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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
603 SHERBOURNE STREET (ANSON JONES HOUSE)
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW

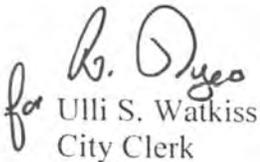
Bleeman Holdings Limited
20 Eglinton Avenue West, Suite 1600
Toronto, Ontario
M4R 2H1

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

Grossman Holdings Limited
400 Esna Park Drive, Unit 6
Markham, Ontario
L3R 3K2

Take notice that the Council of the City of Toronto has passed By-law No. 1320-2011 to designate 603 Sherbourne Street (Anson Jones House) (Toronto Centre-Rosedale, Ward 28) as being of cultural heritage value or interest.

Dated at Toronto this 9th day of January, 2012.


for Ulli S. Watkiss
City Clerk

Authority: Toronto and East York Community Council Item 36.31, adopted as amended,
by City of Toronto Council on August 25, 26 and 27, 2010
Enacted by Council: December 1, 2011

CITY OF TORONTO

BY-LAW No. 1320-2011

**To designate the property at 603 Sherbourne Street (Anson Jones House) as being of
cultural heritage value or interest.**

WHEREAS authority was granted by Council to designate the property at 603 Sherbourne Street (Anson Jones 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 buildings and structures located 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 603 Sherbourne Street and upon the Ontario Heritage Trust, a 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 603 Sherbourne 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 603 Sherbourne 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 December, A.D. 2011.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

SCHEDULE "A"**REASONS FOR DESIGNATION
(STATEMENT OF SIGNIFICANCE)****603 Sherbourne Street**Description

The property at 603 Sherbourne Street 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, associative and contextual value. The Anson Jones House (1895) is positioned on the northeast corner of Sherbourne Street and Howard Street. The property was listed on the City of Toronto Inventory of Heritage Properties in 1974.

Statement of Cultural Heritage Value

Contextually, the Anson Jones at #605 Sherbourne Street is an integral part of the collection of surviving heritage buildings dating to the late 19th and early 20th centuries that characterizes the Howard Street neighbourhood as it originated and evolved as a desirable upscale residential enclave southeast of Sherbourne Street and Bloor Street East. The property at 603 Sherbourne Street is visually and historically linked to its neighbourhood surroundings where it stands with its distinctive architectural features and the adjoining heritage buildings at #601 and #605-607 Sherbourne Street to anchor the west end of Howard Street.

The Anson Jones House is an excellent and well-crafted house form building that is typical of the style and type represented in Toronto's upscale neighbourhoods during the late 19th century. The dwelling displays the hallmarks of the Queen Anne Revival style with irregular massing, a mixture of materials, and an elaborate roofline, all of which are executed with a high degree of craftsmanship and highlighted by the sandstone detailing and corbelled brickwork. The setting of the house on a corner lot where the two street-facing facades are given equal attention is an important aspect of its design.

The property at #603 Sherbourne Street is associated with the career of the important Toronto architect Edmund Burke, who designed the Anson Jones Houses during a three-year interval when he worked alone. Along with his numerous projects of note, Burke is credited with introducing the Queen Anne Revival style to Toronto, and applied its elements to the Anson Jones House.

Heritage Attributes

The heritage attribute of the property at 603 Sherbourne Street are:

- The detached house form building.
- The scale, form and massing of the 2½-storey rectangular plan.
- The red brick and stone cladding, with brick, stone and wood trim.

- The cross-gable roof with chimneys and hipped dormers.
- The placement and detailing of the main entrance on the south façade on Howard Street.
- The decorative brickwork and stonework on the west elevation facing Sherbourne Street.
- At the southwest and southeast corners, the sunporches with decorative shingles.
- The fenestration, mixing flat-headed, round-arched and oval openings.
- The placement of the building on the corner lot.

SCHEDULE "B"

In the City of Toronto and Province of Ontario, in the Land Titles Division of the Toronto Registry Office (No. 66), being composed of:

Part of PIN 21086-0055 (LT)

Parts of Lots 6 and 7, on the north side of East Street (now Howard Street), according to a plan of part of Park Lot 4, in the first Concession from the Bay in the Township of York, now in the City of Toronto, aforesaid, made by John C. Howard, O.L.S. and registered in the Registry Office for the City of Toronto as Plan Number 44, and may be more particularly known and described as follows, that is to say:

COMMENCING at the intersection of the northerly limit of Howard Street (formerly East Street) with the easterly limit of Sherbourne Street, as widened;

THENCE NORTHERLY along the Easterly limit of Sherbourne Street, seventeen feet, seven and one-half inches (17' 7 ½") to the intersection of the production westerly of the centre line of the partition wall between house numbers 603 and 605, on the easterly side of Sherbourne Street;

THENCE EASTERLY along said production of centre line of said partition wall along the centre of the said partition wall and the existing division line between the premises in rear of aforesaid houses numbers 603 and 605, in all a distance of one hundred and seventeen feet, two and one half inches (117' 2 1/2"), more or less, to the westerly limit of a lane running northerly from Howard Street in rear of the aforesaid promises;

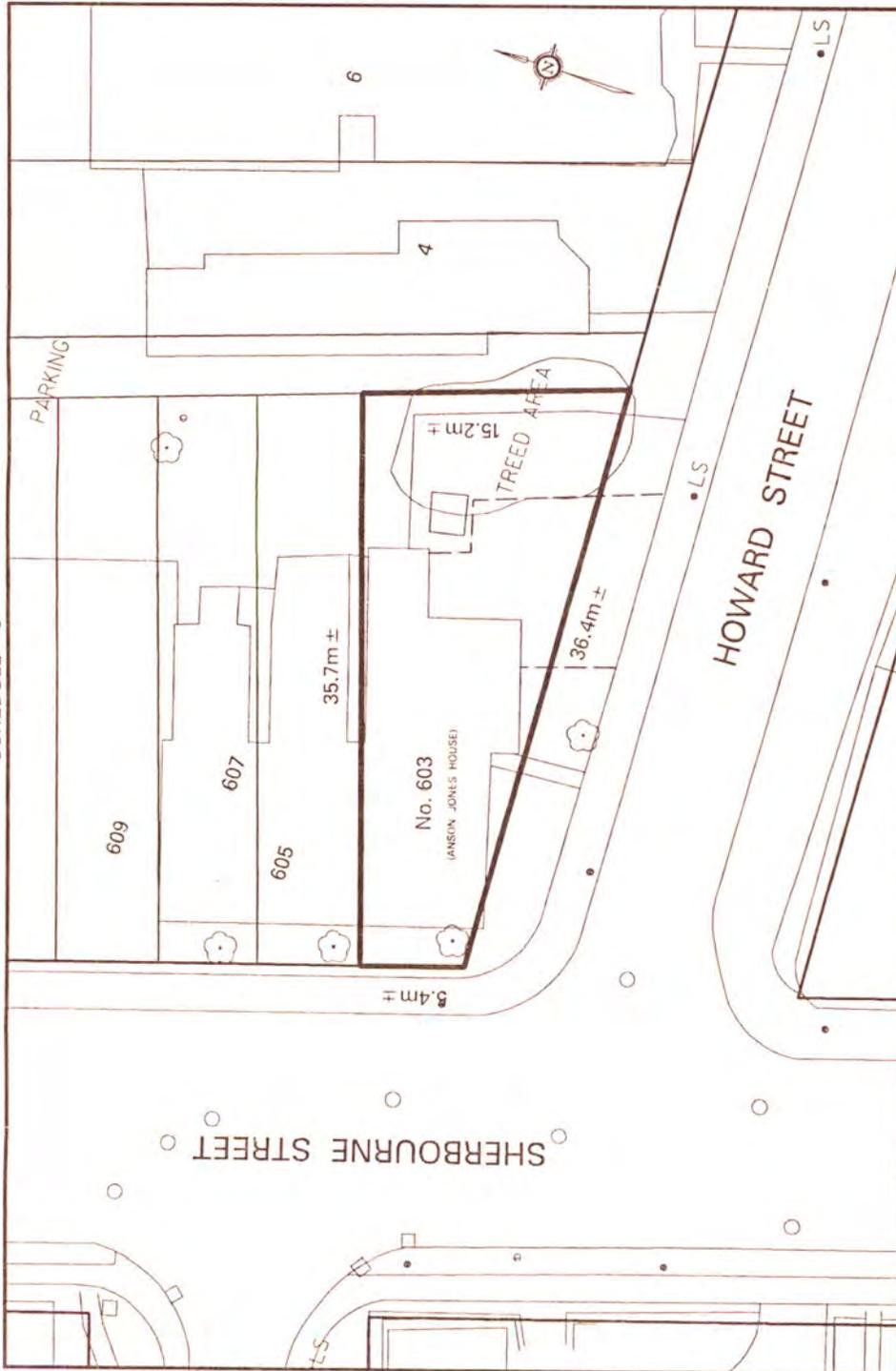
THENCE SOUTHERLY along the westerly limit of said lane, forty nine feet, ten and one half inches (49' 10 ½") to the northerly limit of Howard Street; and

THENCE WESTERLY along the northerly limit of Howard Street, one hundred and nineteen feet, six and three quarter inches (119' 6 ¾"), more or less, to the place of beginning.

The hereinbefore described land as set out in CT233097 (Schedule L, Secondly).

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2010-111 dated December 1, 2010, as set out in Schedule "C".

SCHEDULE "C"



TORONTO
 TECHNICAL SERVICES DIVISION
 SURVEY & MAPPING SERVICES

NOTE
 THIS SKETCH IS NOT
 A PLAN OF SURVEY
 AND HAS BEEN COMPILED
 FROM SURVEY NOTES AND
 OFFICE RECORDS. IT SHALL
 NOT BE USED AS EVIDENCE FOR
 THE PURPOSE INDICATED
 IN THE TITLE BLOCK

PREPARED BY: DWAYNE PITT
 CHECKED BY: JOHN HOUSE

PROPERTY INFORMATION SHEET

NO. 603 SHERBOURNE STREET (ANSON JONES HOUSE)
 LAND DESIGNATED AS BEING OF CULTURAL HERITAGE VALUE AND INTEREST

WARD 28 - TORONTO CENTRE-ROSEDALE
 DATE: DECEMBER 01, 2010

SKETCH No. PS-2010-111