

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.

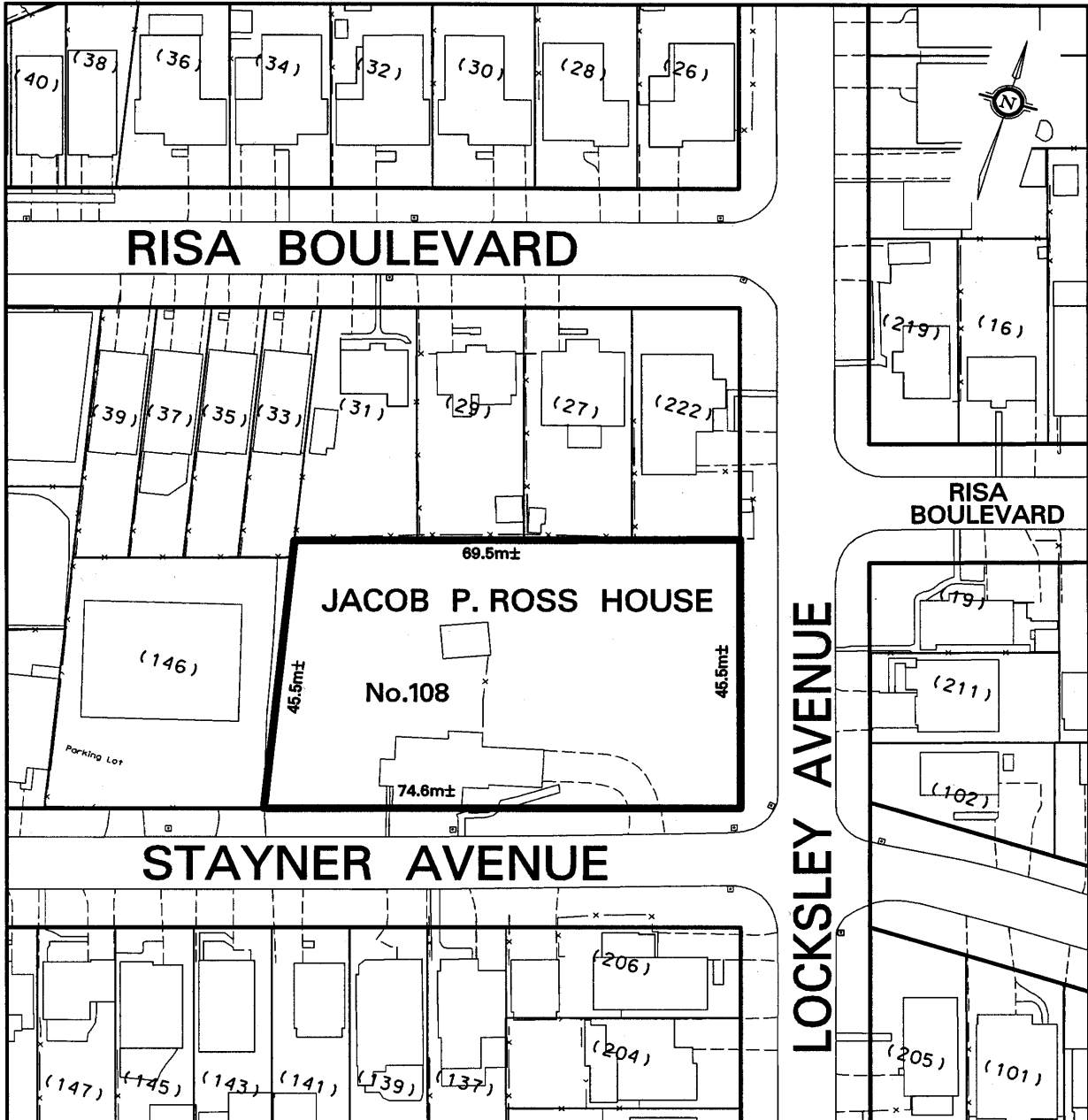
**SCHEDULE “B”**

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