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APR 25 2014



RECEIVED

City Clerk's Office

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

Ulli S. Watkiss
City Clerk

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
CITY OF TORONTO, PROVINCE OF ONTARIO
5-7 HUBBARD BOULEVARD AND 2-4 WINEVA AVENUE
NOTICE OF INTENTION TO DESIGNATE**

Toronto Community Housing Corporation
c/o Tom Burr
931 Yonge Street, Floor 7
Toronto, ON M4W 2H2

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

Take notice that Toronto City Council intends to designate the lands and buildings known municipally as 5-7 Hubbard Boulevard and 2-4 Wineva Avenue (Hubbard and Wineva Fourplexes) under Part IV, Section 29 of the Ontario Heritage Act.

Reasons for Designation

5-7 Hubbard Boulevard (Hubbard Fourplex)

Description

The properties at 5-7 Hubbard Boulevard are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet the criteria for municipal designation prescribed by the Province of Ontario under all three categories of design, associative and contextual values. Located on the south side of Hubbard Boulevard, east of Wineva Avenue, Hubbard Fourplex (1928) is a two-storey residential building containing four units that was listed on the City of Toronto Inventory of Heritage Properties in 2010.

Statement of Cultural Heritage Value

The properties at 5-7 Hubbard Boulevard have cultural heritage value as representative examples of a residential building type that is unique to the Beaches neighbourhood in Toronto. With the deep two-storey verandah that gives it the appearance of a waterfront cottage, and the combination of brickwork, roof style and classical detailing that distinguishes the building individually, the Hubbard Fourplex stands as part of an important collection of "Beaches" housing.

The Hubbard Fourplex has value for its contribution to the understanding of the development of the Beaches community. It is one of five fourplexes at Hubbard Boulevard and Wineva Avenue that, along with the adjoining detached house and apartment building at 11 and 13 Hubbard Boulevard, was constructed as a group on waterfront property acquired after the grounds of the former Scarborough Beach Park were subdivided for permanent housing. The transition of the Hubbard and Wineva

lands from seasonal activity to year-round occupancy mirrored the evolution of the Beaches from a recreational destination to one of Toronto's most distinctive neighbourhoods.

As part of the group of Hubbard and Wineva Fourplexes, the properties at 5-7 Hubbard Boulevard have cultural heritage value as they support and maintain the character of the area where residential buildings with cottage-like appearances are typical of the Beaches neighbourhood. The placement of the Hubbard Fourplex as part of a collection with direct access to the boardwalk and beach is characteristic of this community that is defined by and named for its proximity to Toronto's waterfront.

Contextually, the Hubbard Fourplex is also valued for its physical, visual and historical links to its surroundings on Toronto's eastern waterfront where, as part of the group of residences adjoining the intersection of Hubbard Boulevard and Wineva Avenue, it is strategically positioned to offer access and unobstructed views to and from Lake Ontario. The properties at 5-7 Hubbard Boulevard are unique as integral members of a distinct enclave containing the seven remaining buildings on the lakefront west of Silver Birch Avenue in the Beaches neighbourhood, where the front yard of the Hubbard Fourplex has direct access to the boardwalk and beach.

Heritage Attributes

The heritage attributes of the properties at 5-7 Hubbard Boulevard are:

- The building historically known as the Hubbard Fourplex
- The placement of the building on the lakefront south of Hubbard Boulevard, where it faces south to overlook Lake Ontario and has direct access to the boardwalk and beach
- The scale, form and massing on the two-storey extended rectangular plan
- The materials, with buff brick cladding and brick and wood detailing
- The hipped roof with extended eaves, brackets and a brick chimney
- The two-storey open verandah with brick piers and wood half-columns
- The organization of the principal (south) façade, where the main entrances are located side-by-side in the centre of the lower storey
- The entries in both floors, which are placed in flat-headed surrounds with wood detailing
- The flat-headed window openings with brick flat arches and sills, with three-part windows on the south façade and single and double windows on the remaining elevations

Reasons for Designation

2-4 Wineva Avenue (Wineva Fourplex)

Description

The properties at 2-4 Wineva Avenue are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet the criteria for municipal designation prescribed by the Province of Ontario under all three categories of design, associative and contextual values. Located on the west side of Wineva Avenue, south of Hubbard Boulevard, the Wineva Fourplex (1928) is a two-storey residential building containing four units that was listed on the City of Toronto Inventory of Heritage Properties in 2010.

Statement of Cultural Heritage Value

The properties at 2-4 Wineva Avenue have cultural heritage value as representative examples of a residential building type that is unique to the Beaches neighbourhood in Toronto. With the deep two-storey verandah that gives it the appearance of a waterfront cottage, and the combination of brickwork, roof style and classical detailing that distinguishes the building individually, the Wineva Fourplex stands as part of an important collection of “Beaches” housing.

The Wineva Fourplex has value for its contribution to the understanding of the development of the Beaches community. It is one of five fourplexes at Hubbard Boulevard and Wineva Avenue that, along with the adjoining detached house and apartment building at 11 and 13 Hubbard Boulevard, was constructed as a group on waterfront property acquired after the grounds of the former Scarborough Beach Park were subdivided for permanent housing. The transition of the Hubbard and Wineva lands from seasonal activity to year-round occupancy mirrored the evolution of the Beaches from a recreational destination to one of Toronto’s most distinctive neighbourhoods.

As part of the group of Hubbard and Wineva Fourplexes, the properties at 2-4 Wineva Avenue have cultural heritage value as they support and maintain the character of the area where residential buildings with cottage-like appearances are typical of the Beaches neighbourhood. The placement of the Wineva Fourplex as part of a collection with direct access to the boardwalk and beach is characteristic of this community that is defined by and named for its proximity to Toronto’s waterfront.

Contextually, the Wineva Fourplex is also valued for its physical, visual and historical links to its surroundings on Toronto’s eastern waterfront where, as part of the group of residences adjoining the intersection of Hubbard Boulevard and Wineva Avenue, it is strategically positioned to offer access and unobstructed views to and from Lake Ontario. The properties at 2-4 Wineva Avenue are unique as integral members of a distinct enclave containing the seven remaining buildings on the lakefront west of Silver Birch Avenue in the Beaches neighbourhood.

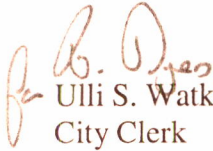
Heritage Attributes

The heritage attributes of the properties at 2-4 Wineva Avenue are:

- The building known historically as the Wineva Fourplex
- The placement of the building on the lakefront at the south end of Wineva Avenue, south of Alfresco Lawn and Hubbard Boulevard, where it faces east to overlook Lake Ontario and has direct access to the boardwalk and beach
- The scale, form and massing on the two-storey extended rectangular plan
- The materials, with buff brick cladding and brick and wood detailing
- The hipped roof with extended eaves and a brick chimney
- The two-storey open verandah with brick piers and wood half-columns
- The organization of the principal (south) façade, where the main entrances are located side-by-side in the centre of the lower storey
- The entries in both floors, which are placed in flat-headed surrounds with wood detailing
- The flat-headed window openings with brick flat arches and sills, with three-part windows on the east façade and single and double windows on the remaining elevations

Notice of an objection to the proposed designations may be served on the City Clerk, Attention: Rosalind Dyers, Administrator, Toronto and East York Community Council, Toronto City Hall, 100 Queen Street West, 2nd Floor, West, Toronto, Ontario, M5H 2N2, within thirty days of April 23, 2014, which is May 23, 2014. The notice must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 23rd day of April, 2014.


Ulli S. Watkiss
City Clerk