



STAFF REPORT ACTION REQUIRED

172 Finch Avenue West – Intention to Designate, Part IV, *Ontario Heritage Act*

Date:	February 1, 2007
To:	Toronto Preservation Board and North York Community Council
From:	Director, Policy and Research, City Planning Division
Wards:	Willowdale – Ward 23
Reference Number:	

SUMMARY

This report recommends that City Council state its intention to designate the property under Part IV of the *Ontario Heritage Act*. The owner is requesting the designation of the site, which contains a house form building that has been occupied by his family since its construction in the early 1920s.

RECOMMENDATIONS

The City Planning Division recommends that

1. City Council state its intention to designate the property at 172 Finch Avenue West (Arthur Edward Waine House) under Part IV of the *Ontario Heritage Act*;
2. If there are no objections to the designation in accordance with Section 26(6) of the *Ontario Heritage Act*, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the *Ontario Heritage Act*;
3. If there are objections in accordance with Section 29(7) of the *Ontario Heritage Act*, the Clerk be directed to refer the proposed designation to the Conservation Review Board; and
4. The appropriate City Officials be authorized and directed to take necessary action to give effect thereto.

Financial Impact

There are no financial implications resulting from the adoption of this report. The cost of publishing the notice of intention to designate in the daily newspaper is included in the 2007 Policy and Research budget.

ISSUE BACKGROUND

The owner has requested that the property be designated under Part IV of the *Ontario Heritage Act*, and has provided information about the historical development of the site to assist in the preparation of this report. The house form building was constructed by Arthur Edward Waine, and has remained in the Waine family until present day. The owner submits that the residence may be the oldest surviving house form building on Finch Avenue West, and wishes to see the site recognized and protected under the *Ontario Heritage Act*.

COMMENTS

The property at 172 Finch Avenue West is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario. A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached.

The following Statement of Reasons for Designation is intended for publication according to the provisions of the *Ontario Heritage Act*. The Reasons for Designation are attached (Attachment No. 3) and include a statement of the cultural heritage value of the property with a description of its heritage attributes. The complete Reasons for Designation will be served on the property owner and the Ontario Heritage Trust and included in the designating by-law.

Reasons for Designation

The property at 172 Finch Avenue West is recommended for designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest. Located on the north side of Finch Avenue West, west of Yonge Street, the Arthur Edward Waine House was constructed in the early 1920s in the bungalow style, and is a reminder of the evolution of Finch Avenue West from an access road for mills and farms to a major corridor and setting for the residential development of North York Township.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment No. 1: Location Map
Attachment No. 2: Photographs
Attachment No. 3: Reasons for Designation