



STAFF REPORT ACTION REQUIRED

75 Elmer Avenue (Revised) – Inclusion on Heritage Inventory

Date:	March 12, 2008
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Director, Policy and Research, City Planning Division
Wards:	Beaches-East York – Ward 32
Reference Number:	

SUMMARY

This report recommends that City Council include the property at 75 Elmer Avenue (Herbert W. Waters House) on the City of Toronto Inventory of Heritage Properties.

At its meeting of January 24, 2008, the Toronto Preservation Board referred the report recommending the inclusion on the City of Toronto Inventory of Heritage Properties back to staff for further consultation with the property owner about the heritage attributes of the site. Staff have met with the owner and revised the Reasons for Listing (Attachment No. 3) to address his concerns.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council include the property at 75 Elmer Avenue (Herbert W. Waters House) on the City of Toronto Inventory of Heritage Properties.

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

At its meeting of January 24, 2008, the Toronto Preservation Board referred the report recommending the inclusion of the property at 75 Elmer Avenue on the City of Toronto Inventory of Heritage Properties back to staff for further consultation with the owner about the heritage attributes of the site.

ISSUE BACKGROUND

Planning Division staff have met with the property owner and revised the Reasons for Listing (Attachment No. 3) to include a reference to the building's historic cladding materials, which the owner has documented in a historical photograph. The property contains an early 20th century residential building that the owner is in the process of restoring and extending. The owner is working with Planning Division staff to preserve the heritage attributes of the house form building.

COMMENTS

A location map (Attachment No. 1) and photograph (Attachment No. 2) are attached. The Reasons for Listing (Attachment No. 3) outline the cultural heritage value and heritage attributes of the property.

The property at 75 Elmer Avenue merits inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. Located on the east side of Elmer Avenue, north of Queen Street East, the Herbert W. Waters House is an important example of an early 20th century house form building related to the historical development and character of the East Toronto and Beaches neighbourhood.

CONTACT

Mary L. MacDonald
Acting Manager, Heritage Preservation Services
Tel: 416-338-1079
Fax: 416-392-1973
E-mail: mmacdon7@toronto.ca

SIGNATURE

Barbara Leonhardt
Director, Policy and Research
City Planning Division

ATTACHMENTS

Attachment No. 1: Location Map
Attachment No. 2: Photograph
Attachment No. 3: Reasons for Listing (Revised)