



STAFF REPORT ACTION REQUIRED

Hubbard and Wineva Properties – Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into Heritage Easement Agreements

Date:	October 22, 2013
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Acting Director, Urban Design, City Planning Division
Wards:	Beaches- East York – Ward 32
Reference Number:	P:\2013\Cluster B\PLN\HPS\TEYCC\November 19 2013\teHPS38

SUMMARY

This report recommends that City Council state its intention to designate the properties at 1-3, 5-7 and 9-11 Hubbard Boulevard and 2-4 and 6-8 Wineva Avenue under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value and grant authority for heritage easement agreements for the sites. City Council listed the Hubbard and Wineva properties on the City of Toronto Inventory of Heritage Properties in 2010.

The 10 properties on Hubbard Boulevard and Wineva Avenue are owned by the Toronto Community Housing Corporation, which is planning to sell the sites. According to the heritage policies in the City of Toronto's Official Plan, when a city-owned heritage property is sold, leased or transferred to another owner, a heritage easement agreement will be secured.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council state its intention to designate the property at 1 Hubbard Boulevard (Hubbard Fourplex) under Part IV, Section 29 of the Ontario Heritage Act.
2. City Council state its intention to designate the property at 3 Hubbard Boulevard (Hubbard Fourplex) under Part IV, Section 29 of the Ontario Heritage Act.

3. City Council state its intention to designate the property at 5 Hubbard Boulevard (Hubbard Fourplex) under Part IV, Section 29 of the Ontario Heritage Act.
4. City Council state its intention to designate the property at 7 Hubbard Boulevard (Hubbard Fourplex) under Part IV, Section 29 of the Ontario Heritage Act.
5. City Council state its intention to designate the property at 9 Hubbard Boulevard (Hubbard Fourplex) under Part IV, Section 29 of the Ontario Heritage Act.
6. City Council state its intention to designate the property at 11 Hubbard Boulevard (Hubbard Fourplex) under Part IV, Section 29 of the Ontario Heritage Act.
7. City Council state its intention to designate the property at 2 Wineva Avenue (Wineva Fourplex) under Part IV, Section 29 of the Ontario Heritage Act.
8. City Council state its intention to designate the property at 4 Wineva Avenue (Wineva Fourplex) under Part IV, Section 29 of the Ontario Heritage Act.
9. City Council state its intention to designate the property at 6 Wineva Avenue (Wineva Fourplex) under Part IV, Section 29 of the Ontario Heritage Act.
10. City Council state its intention to designate the property at 8 Wineva Avenue (Wineva Fourplex) under Part IV, Section 29 of the Ontario Heritage Act.
11. If there are no objections to the designations in accordance with Section 29(6) of the Ontario Heritage Act, the solicitor be authorized to introduce the bills in Council designating the properties under Part IV, Section 29 of the Ontario Heritage Act.
12. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designations to the Conservation Review Board.
13. If the designations are referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designation of the properties.
14. City Council grant authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owners of the properties at 1, 3, 5, 7, 9 and 11 Hubbard Boulevard and 2, 4, 6 and 8 Wineva Avenue.
15. City Council authorize the City Solicitor to introduce the necessary bills in Council authorizing the entering into of the Heritage Easement Agreements.

Financial Impact

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

DECISION HISTORY

City Council listed the properties at 1-11 Hubbard Boulevard and 2-8 Wineva Avenue on the City of Toronto Inventory of Heritage Properties at its meeting of June 8, 2010.

ISSUE BACKGROUND

The Hubbard and Wineva properties are owned by the Toronto Community Housing Corporation, which is planning to sell the sites. According to the heritage policies in the Official Plan, "When a City-owned heritage property is sold, leased or transferred to another owner, a heritage easement agreement will be secured and public access maintained to areas with heritage value." City Legal advises that properties with heritage easement agreements should also be designated under the Ontario Heritage Act.

COMMENTS

A location map (Attachment No. 1) and Photographs (Attachments Nos. 2A-2C) are attached. Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment No. 4) and determined that the Hubbard and Wineva Properties meet Ontario Regulation 9/06, the criteria prescribed for municipal designation. The heritage attributes are the same as those identified in the Reasons for Listing in 2010.

The properties on Hubbard Boulevard and Wineva Avenue identified in Recommendations Nos. 1-10 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. The Hubbard and Wineva Fourplexes are valued as an enclave of residential buildings of a type unique to the Beaches neighbourhood with direct access to the lakefront west of Silver Birch Avenue.

The Statements of Significance (Attachments Nos. 3A-3E) comprise the Reasons for Designation, which are the Public Notices of Intention to Designate and will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the property owners and on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

CONTACT

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SIGNATURE

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Acting Director, Urban Design
City Planning Division

ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2A – Photographs, 1-11 Hubbard Boulevard
Attachment No. 2B – Photographs, 2-8 Wineva Avenue
Attachment No. 2C – Photographs, Hubbard and Wineva Properties
Attachment No. 3A – Statement of Significance, 1-3 Hubbard Boulevard
Attachment No. 3B – Statement of Significance, 5-7 Hubbard Boulevard
Attachment No. 3C – Statement of Significance, 9-11 Hubbard Boulevard
Attachment No. 3D – Statement of Significance, 2-4 Wineva Avenue
Attachment No. 3E – Statement of Significance, 6-8 Wineva Avenue
Attachment No. 4 – Heritage Property Research and Evaluation Report, Hubbard and Wineva Fourplexes

LOCATION MAP:
1-15 HUBBARD BOULEVARD AND 2-8 WINEVA AVENUE

ATTACHMENT NO. 1



The properties on Wineva Avenue (left) and
Hubbard Boulevard (right) are outlined in black

This map is for information purposes only;
the exact boundaries of the properties are not shown



Photographs of 1-3 Hubbard (above), 5-7 Hubbard (centre) and 9-11 Hubbard (below) when the properties were listed on the City of Toronto Inventory of Heritage Properties in 2010 (Heritage Preservation Services)



Photographs of the Wineva Fourplexes at 2-4 Wineva (above) and 6-8 Wineva (below) when the properties were listed on the City's heritage inventory in 2010 (Heritage Preservation Services)

PHOTOGRAPHS:
1-11 HUBBARD BOULEVARD AND 2-8 WINEVA AVENUE

ATTACHMENT NO. 2C



Photographs showing the Hubbard Fourplexes with their proximity to the boardwalk and beach (above), and the Wineva Fourplexes from the boardwalk (below) (Heritage Preservation Services, September 2013)

1-3 HUBBARD BOULEVARD (REASONS FOR DESIGNATION)

Hubbard Fourplex

Description

The properties at 1-3 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, the 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 1-3 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, 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 1-3 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 1-3 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 1-3 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 red brick cladding and brick and wood detailing
- The sloped roof with tripartite brick parapets and a brick chimney
- The two-storey open verandah with brick piers and tapered wood 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

5-7 HUBBARD BOULEVARD (REASONS FOR DESIGNATION)

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, 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

9-11 HUBBARD BOULEVARD (REASONS FOR DESIGNATION)

Hubbard Fourplex

Description

The properties at 9-11 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 9-11 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, 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 9-11 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 9-11 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 9-11 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 red brick cladding and brick and wood detailing
- The sloped roof with tripartite brick parapets and a brick chimney
- The two-storey open verandah with brick piers and tapered wood 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 openings on the south façade and single and double openings on the remaining elevations

STATEMENT OF SIGNIFICANCE:
2-4 WINEVA AVENUE (REASONS FOR DESIGNATION)

ATTACHMENT NO. 3D

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, 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

STATEMENT OF SIGNIFICANCE:
6-8 WINEVA AVENUE (REASONS FOR DESIGNATION)

ATTACHMENT NO. 3E

Wineva Fourplex

Description

The properties at 6-8 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 6-8 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, 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 6-8 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 6-8 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 6-8 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 adjoins the boardwalk and beach
- The scale, form and massing on the two-storey extended rectangular plan
- The materials, with red brick cladding and brick and wood detailing
- The sloped roof with tripartite brick parapets and a brick chimney
- The two-storey open verandah with brick piers and tapered wood 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

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



**HUBBARD AND WINEVA FOURPLEXES
1-3, 5-7 AND 9-11 HUBBARD BOULEVARD, AND
2-4 AND 6-8 WINEVA AVENUE, TORONTO**

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

September 2013

1. DESCRIPTION



above: Hubbard Boulevard, between Wineva and Hammersmith, c.1929
 (Historical Walking Tour of Kew Beach, 52);
 cover: 2-10 Wineva Avenue (left) and 1-11 Hubbard Boulevard (right)
 (Heritage Preservation Services, 2010)

Hubbard and Wineva Fourplexes: 1-11 Hubbard Boulevard and 2-8 Wineva Avenue	
ADDRESS	1-11 Hubbard Boulevard (south side, east of Wineva Avenue) and 2-8 Wineva Avenue (west side, south of Hubbard Boulevard)
WARD	32 (Beaches-East Toronto)
LEGAL DESCRIPTION	Plan M590, Lots 22-25
NEIGHBOURHOOD/COMMUNITY	Beaches
HISTORICAL NAMES	Hubbard & Wineva Fourplexes
CONSTRUCTION DATES	1928
ORIGINAL OWNER	Eliza J. Furniss
ORIGINAL USE	Residential
CURRENT USE*	Residential * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Arthur E. Furniss, contractor (attrib.)
DESIGN/CONSTRUCTION	Brick cladding, with brick, stone and wood detailing
ARCHITECTURAL STYLE	See Section 3
ADDITIONS/ALTERATIONS	See Section 3
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Listed on the City of Toronto Inventory of Heritage Properties
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	September 2013

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 1-11 Hubbard Boulevard and 2-8 Wineva Avenue, and applies evaluation criteria to determine whether the properties merit designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

HISTORICAL TIMELINE

Key Date	Historical Event
1925 Nov	Provident Investment Company registers Plan M490 on the former Scarborough Beach Park lands, Part Lot 3, Broken Front, York Township
1927 Sept-Nov	Eliza J. Furniss acquire Lots 22-26 under Plan M490 ¹
1928 Apr	The tax assessment rolls record the fourplexes on Hubbard Boulevard and Wineva Avenue in place
1930 Sept	Eliza J. Furniss transfers Lots 22-26 to the City of Toronto
1930 Oct	The City of Toronto pays \$68,5010 for expropriated properties along Hubbard Boulevard
1931 May	The Hubbard & Wineva Fourplexes are owned & rented by the City of Toronto according to the assessment rolls
2010	The group of properties at 1-11 Hubbard Boulevard & 2-8 Wineva Avenue is listed on the City of Toronto Inventory of Heritage Properties

i. HISTORICAL BACKGROUND

Beaches Neighbourhood

The properties at 1-11 Hubbard Boulevard and 2-8 Wineva Avenue are located in the Beaches neighbourhood at the east end of the Toronto waterfront. Following the founding of the Town of York (Toronto), the subject lands were surveyed as part of the "Broken Front" along the shoreline of Lake Ontario (Image 2). This area was reserved for farms and country estates until the 1870s when the first "amusement grounds" opened near the eastern beaches at Woodbine, Kew and Balmy. Lake steamers, followed by the steam railway and the street car routes on Kingston Road and Queen Street, delivered daily visitors to the area where seasonal residents occupied tent cities and summer cottages. Incorporated as a village in 1888 and the Town of East Toronto in 1903, five years later the area was annexed by the City of Toronto, which delivered municipal services and improved transit to the beaches (Images 3 and 4). The municipality assembled properties for a future park extending from Woodbine to Balmy Beaches to provide public access to the entire eastern waterfront.² With the gradual closing of the

¹ The neighbouring buildings at 13 and 15 Hubbard were constructed at the east end of the Furniss lands on Lots 25-26

² The City acquired Kew Williams' waterfront estate, retaining the former 'picnic grounds' as a public park named "Kew Gardens", with access to the first section of the wood boardwalk constructed by the municipality in 1907 (the site, with the gatehouse and commemorative drinking fountain, is listed on the City's heritage inventory)

amusement parks, large tracts were parcelled into residential subdivisions, transforming the former summer destination into a growing permanent community by the end of the 1920s.

Hubbard and Wineva Properties

The acreage south of Queen Street East between present-day Leuty and MacLean Avenues remained farmland until 1907 when Scarboro Beach Park opened as the last and largest of the amusement parks on the eastern waterfront (Images 5 and 6). In the face of competition from Sunnyside (on the western beaches at the opposite end of Toronto's waterfront), the park closed at the end of the 1925 season when the Provident Investment Company purchased the 37-acre tract and registered a residential subdivision under Plan M490 (Images 7 and 8).³

Beginning in September 1927, the Provident Investment Company sold five lots south of Hubbard Boulevard from the west side of Wineva to Hammersmith Avenues to Eliza J. Furniss, the wife of Arthur E. Furniss, a builder and real estate agent who resided at 24 Glenfern Avenue.⁴ The first buildings on the Furniss lands were in place by April 1928 when the tax assessment rolls named Eliza J. Furniss as the owner of five fourplexes, two of which were built on the west side of Wineva Avenue and the remaining three on the south side of Hubbard Boulevard. At that time the buildings stood vacant, indicating that they were recently completed. The five fourplexes were occupied by the next spring, with working men and widows listed as the tenants. With the adjoining detached house (1928) at 11 Hubbard and the neighbouring Hubbard Court Apartments (1929) in place at 13 Hubbard, the Furniss block with its sought-after waterfront views was complete (Image 9).⁵

At the onset of the Great Depression of the 1930s, the City of Toronto acquired most of the waterfront properties in the community for "Eastern Beaches Park", which was unveiled in 1932. A front page story in the October 3, 1930 issue of the Toronto Star reported that City Council had authorized the substantial payment of \$68,000 to Eliza J. Furniss and Errell C. Ironside (another prominent property owner in the Beaches) for the expropriation of property on Hubbard Boulevard.⁶ The City retained the Furniss properties while demolishing most of the other buildings with lakefront access. Following the creation of the forerunner to the Toronto Community Housing

³ With the subdivision of the former Scarboro Beach Park lands, the only undivided lands on the waterfront at that time were Woodbine Racetrack (which remained undeveloped until the late 20th century), Kew Gardens, and the R. C. Harris Filtration Plant grounds

⁴ Furniss family records, www.ancestry.ca. Eliza J. Furniss was recorded in land records as the owner of the lands, and it is presumed that her contractor husband, Arthur E. Furniss supervised the construction of the fourplexes, as well as the adjoining detached house form building at 11 Hubbard and the apartment house at 13 Hubbard (he is named on the specifications for the latter building)

⁵ Archival records indicate that the house form building at 13 Hubbard was in place by April 1928, while the adjoining 17-unit apartment house at 15 Hubbard was under construction at that time and tenanted the following year. The latter properties are included on the City's heritage inventory

⁶ At the same time, Furniss relinquished other lakefront property to the City

Corporation, the Hubbard and Wineva Fourplexes were operated as public housing (Image 10). The properties at 1-11 Hubbard Boulevard and 2-8 Wineva Avenue were listed on the City of Toronto's heritage inventory in 2010 (Image 11).

ii. ARCHITECTURAL DESCRIPTIONS

Current photographs of the Hubbard and Wineva Fourplexes are found on the cover and in Sections 2 and 6 of this report (Images 12 and 13). The collection of fourplexes is representative of a type of multi-residential building that is unique to the Beaches neighbourhood in Toronto. With the appearance of large cottages, the structures are distinguished by the deep-set two-storey verandahs with columns and wood trim that were intended for interior ventilation of the units and exterior recreation for the inhabitants. This design, with some variety in the style of the facade, entrances and porches, was reproduced in buildings along Queen Street East and in the residential neighbourhood to the south, including another series of five fourplexes at 18-36 Wineva.⁷ The Beaches fourplex is so indicative of local architecture that elements of the columned porches associated with the building type were incorporated in the addition to the Beaches Branch of the Toronto Public Library (a recognized heritage property) in 2005. The Hubbard and Wineva Fourplexes are distinguished from others in the locality for their cohesive and complementary designs and as a collection with direct access to the boardwalk and beach.

The Hubbard and Wineva Fourplexes consist of five multi-unit residences that are organized as a group, with three buildings found on the south side of Hubbard Street where the main façades look south toward Lake Ontario. Directly west, two fourplexes are located at the south end of Wineva Avenue, where the principal façades face east and the south wall of 2 Wineva overlooks the boardwalk and beach. The buildings have long two-storey rectangular plans. Three of the fourplexes at 1-3 and 9-11 Hubbard and 6-8 Wineva feature red brick cladding and sloped roofs with tripartite parapets above the principal façades and rear walls. The remaining two buildings at 5-7 Hubbard and 2-4 Wineva are clad with buff brick below hipped roofs with extended eaves and brackets. All of the fourplexes are designed as mirror images, with pairs of doors set in flat-headed surrounds and centered in both stories on the principal façades. The fenestration displays flat-headed openings with brick detailing, with three-part windows on the principal façades and double and single openings on the side elevations and rear walls. Each fourplex has a two-storey open verandah with wood embellishment, and all of the verandahs are supported on brick piers in the lower storey. In the upper floor, the verandahs on 5-7 Hubbard and 2-4 Wineva have brick piers with half-columns, while those on 1-3 and 9-11 Hubbard and 6-8 Wineva are embellished with tapered columns. The fourplexes on Hubbard Boulevard have single-storey brick-clad garages attached to the rear (north) walls.

⁷ Unlike the Hubbard and Wineva Fourplexes, the group of five fourplexes at 18-36 Wineva does not present a unified architectural design. They are included on the City of Toronto Inventory of Heritage Inventory, along with the fourplex at 2353-2355 Queen Street East

iii. CONTEXT

The setting of the properties at 1-11 Hubbard Boulevard and 2-8 Wineva Avenue is shown on the location maps attached as Image 1. The Hubbard and Wineva Fourplexes are found on the lakefront overlooking the boardwalk with the beach and Lake Ontario beyond. The two fourplexes at 2-4 and 6-8 Wineva Avenue are placed at the south end of the street where it extends south of Hubbard Boulevard. The Wineva Fourplexes face east toward Hubbard Boulevard where their closest neighbours are the group of three fourplexes at 1-3, 5-7 and 9-11 Hubbard Boulevard. Further north on the west side of Wineva Avenue between Hubbard Boulevard and Queen Street East, the group of recognized heritage properties at 18-36 Wineva (1929) was also built on the former Scarboro Beach Park tract. Located on the beach southwest of the subject properties, the Leuty Avenue Life Saving Station (1920, with the address of 2 Silver Birch Avenue) is designated under Part IV, Section 29 of the Ontario Heritage Act.

The Hubbard Fourplexes, with the neighbouring the Eliza J. Furniss House at 13 Hubbard and the Hubbard Court Apartments at 15 Hubbard, are placed side-by-side on the south side of Hubbard Boulevard where the rear (north) walls adjoin the street and the principal (south) façades face Lake Ontario. The group of buildings at 2-8 Wineva and 1-15 Hubbard remain the only properties along the waterfront west of Silver Birch Avenue that have direct access to the boardwalk and beach.

3. EVALUATION CHECKLIST

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. The evaluation table below is marked “N/A” if the criterion is “not applicable” to the property or X if it is applicable, with explanatory text below.

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	X
ii. displays high degree of craftsmanship or artistic merit	X
iii. demonstrates high degree of scientific or technical achievement	NA

Representative examples of a unique type: The group of five fourplexes 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 verandahs that contribute to their cottage-like appearance, and the combination of brickwork, roof styles and classical detailing that distinguishes each building individually, the Hubbard and Wineva Fourplexes stand as an important collection of “Beaches” houses.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NA
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	X
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

Community - The Hubbard and Wineva Fourplexes have value for their contribution to an understanding of the development of the Beaches community. The fourplexes with the adjoining detached house and apartment building at 11 and 13 Hubbard Boulevard were constructed as a group on waterfront property acquired after the grounds of the former Scarboro Beach Park were subdivided for permanent housing. The transition of the Hubbard and Wineva lands from seasonal activity to year-round occupancy mirrored the development of the Beaches from a recreational destination to one of Toronto's most distinctive neighbourhoods.

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	X
ii. physically, functionally, visually or historically linked to its surroundings	X
iii. landmark	NA

Character – As a group, the Hubbard and Wineva Fourplexes 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 fourplexes as 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.

Surroundings – The Hubbard and Wineva Fourplexes are valued for their physical, visual and historical links to their surroundings on Toronto's eastern waterfront where they are strategically positioned to offer unobstructed views to and from Lake Ontario. As an enclave, the Hubbard and Wineva properties are unique as a distinct enclave containing the seven remaining buildings on the lakefront west of Silver Birch Avenue in the Beaches neighbourhood, where the front yards of the Hubbard properties have direct access to the boardwalk and beach.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 1-11 Hubbard Boulevard and 2-8 Wineva Avenue have cultural heritage value. Historically and contextually related to the development of the Beaches as it evolved from a seasonal to a permanent community, the Hubbard and Wineva Fourplexes are also valued as surviving residential buildings of a type identified with the neighbourhood where they form a unique enclave with direct access to the waterfront.

5. SOURCES

Archival Sources

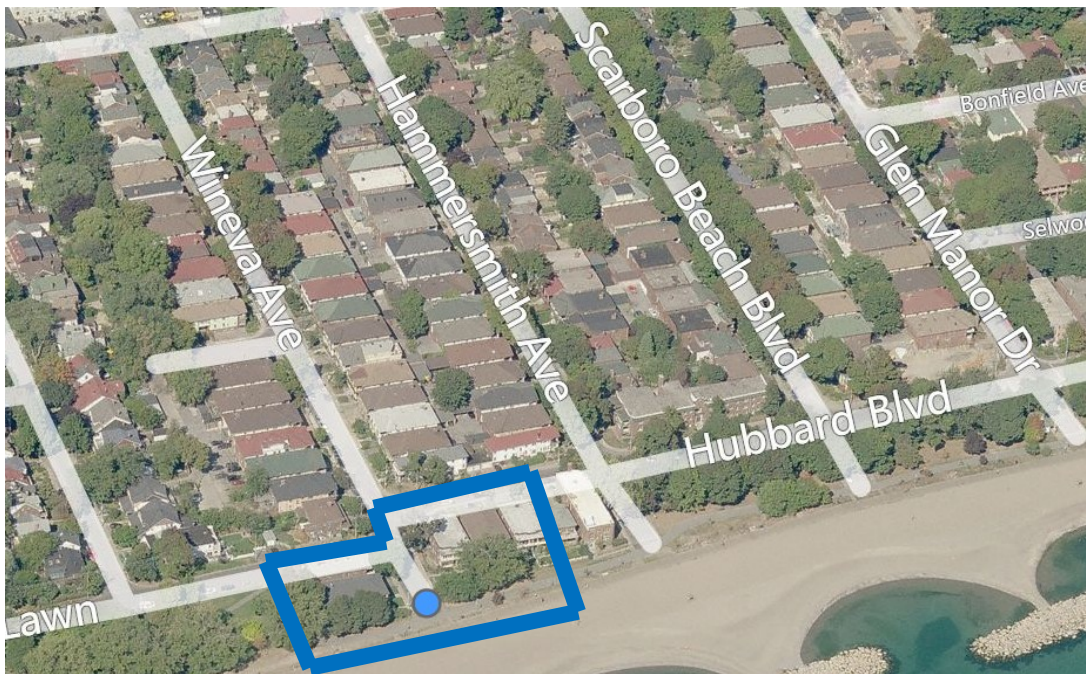
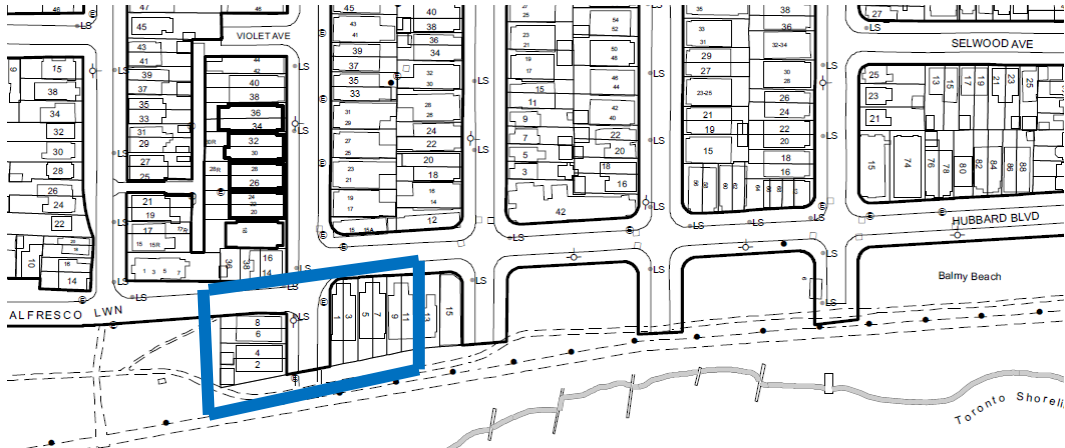
Abstract Indices of Deeds, Plan M490, Lots 22-26
Archival photographs (individual citations in Section 6)
Assessment Rolls, City of Toronto, Ward 8, Division 1, 1925-1940
Building Permits #1, May 26, 1927, 13 Hubbard Boulevard, and #14555,
June 13, 1928, 15 Hubbard Boulevard⁸
Chewett's Plan of the City of Toronto and Liberties, 1834
City of Toronto Directories, 1921-193
Goad's Atlases, 1910 revised 1913 and 1924; 1956, Volume 9
Historical Atlas of the County of York, 1878

Secondary Sources

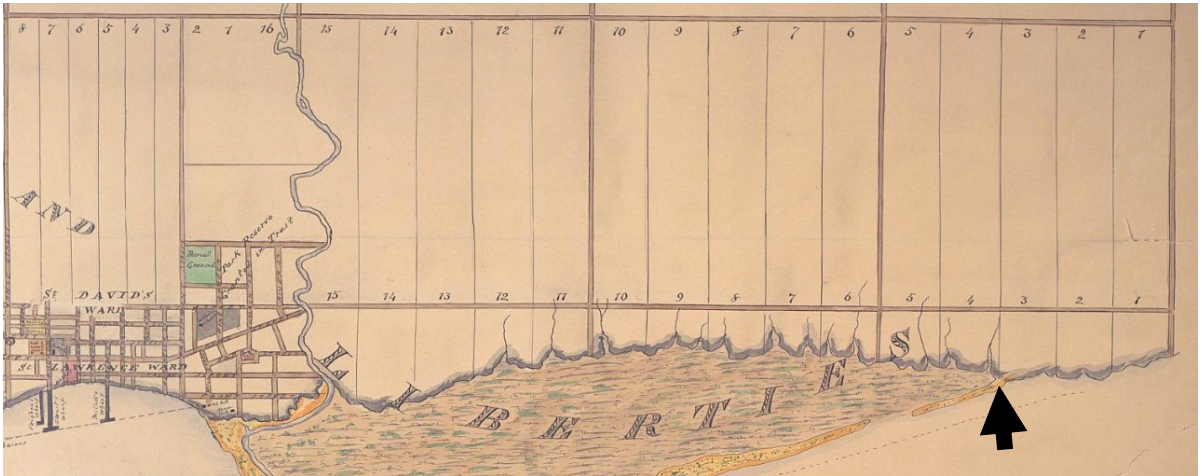
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"City pays piper: bill of \$68,500 for expropriated property approved," Toronto Star,
3 October 1930, 1
"City to sell its beach-front homes", Town Crier, 18 June 2009
Cochrane, Glenn, and Jean Cochrane, The Beach, 2009
Cruikshank, Tom, and Jon DeVisser, Old Toronto Houses, 2003
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Filey, Mike, I Remember Sunnyside, revised ed., 1996
"Now there are 165 "100% Red Seal" builders," Toronto Star, 30 June 1926 (the same
Advertisement was repeated in the 16 June 1927 and 23 April 1928 issues)
"Park to disappear at Scarboro Beach," Globe, 24 Oct 1925
Photograph of subject properties, Beach Metro News, August 2005, 12
Photographs and clippings, Local History Collection, Beaches Branch, Toronto Public
Library

⁸ Both permits were issued to E. J. Furniss. No permit was located for the fourplexes at the time the research was conducted for this report

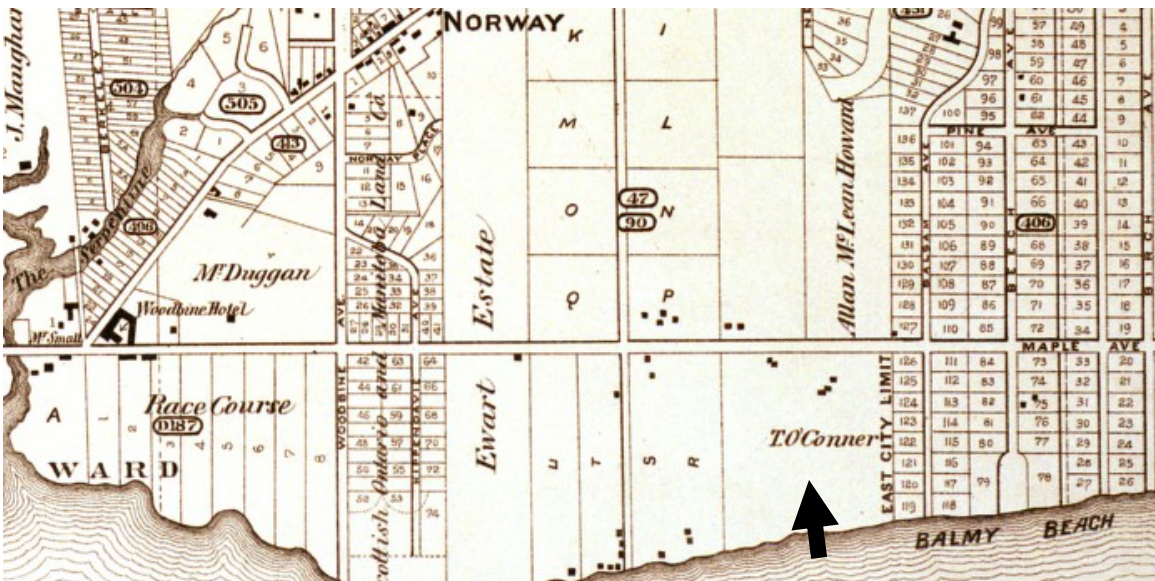
6. IMAGES – the **arrows** mark the locations of the properties at 1-11 Hubbard Boulevard and 2-8 Wineva Avenue



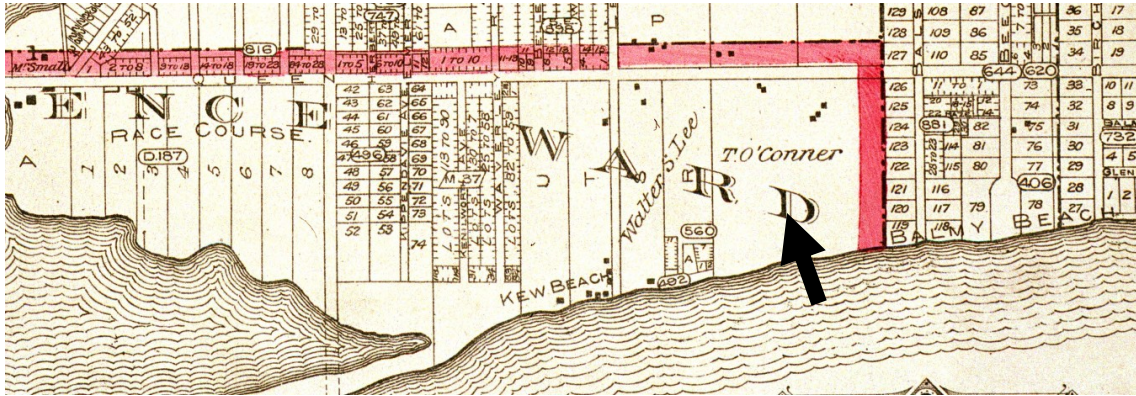
1. Location Maps: showing the group of five fourplexes flanking the southeast and southwest corners of Hubbard Boulevard and Wineva Avenue. The adjoining properties at 13 and 15 Hubbard Boulevard are also listed on the City of Toronto Inventory of Heritage Properties (City of Toronto Property Data Map, above, and <http://www.bing.com/maps/>, below)



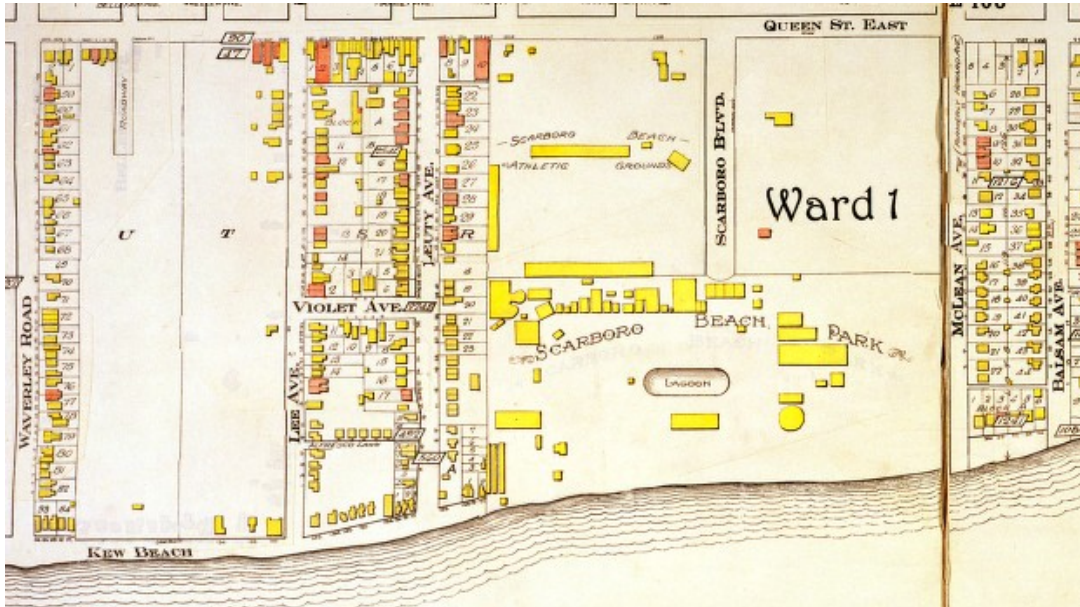
2. Chewett's Plan of the City of Toronto and Liberties, 1834: showing the York Township lands east of the townsite where the Hubbard and Wineva properties were later developed on part of Lot 3



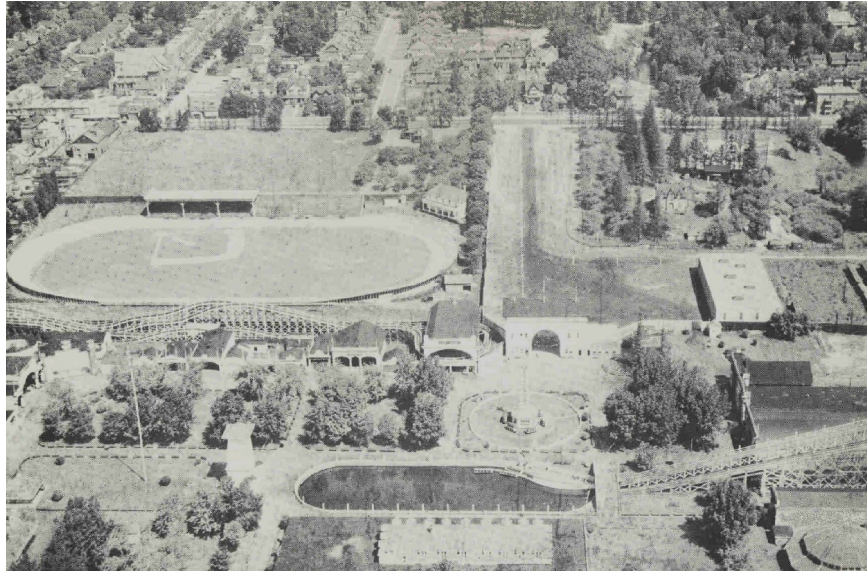
3. Goad's Atlas for 1884: the first atlas covering the area shows the early subdivisions west of Balmy Beach where the race course adjoining Woodbine Avenue was another early recreational destination (left)



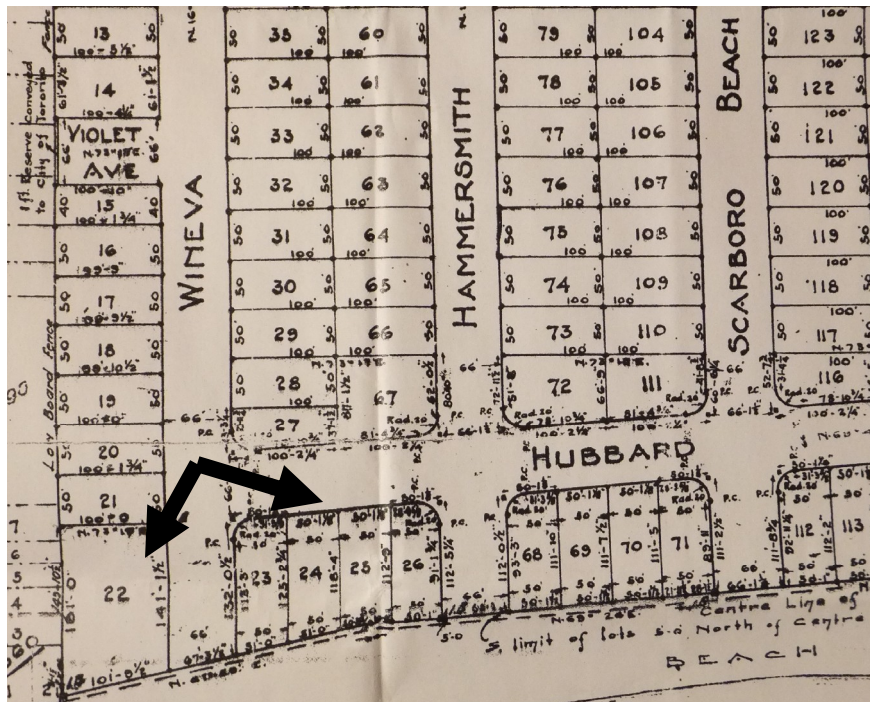
4. Goad's Atlas, 1890: showing the residential subdivisions flanking the area between Kew Beach (left) and Balmy Beach (right) where the subject properties were developed in the 1920s



5. Goad's Atlas, 1910 revised to 1913 and 1924: showing Scarborough Beach Park, the largest amusement park along Toronto's eastern beaches before its closure in 1925



6. Archival Photograph, c. 1920: looking north from the waterfront toward Queen Street East across the grounds of Scarboro Beach Park prior to its redevelopment as a residential subdivision (Filey, A Toronto Album, 1970, 92)



7. Plan of Subdivision of Scarboro Beach Park, 1925: showing the future location of 1-11 Hubbard Boulevard on parts of Lots 23-25, 2-8 Wineva Avenue on Lot 22, and the proximity of the lots to the beach

Have Your Home at Scarborough Beach

On the Site of Scarborough Beach Amusement Park and Athletic Field
The Choicest Part of "the Beach"—on the Lake—on the Car Line—25 Minutes to Yonge

Beautiful Homes in A Beautiful Location

Old "Scarboro Beach" with its splendid lake frontage, low taxes, clean level ground is an ideal place for your home. You've probably been there often and can recall its beautiful surroundings. Now, all this area is laid out with wide streets and attractive, but moderately priced homes. You have a chance to buy now, and in a real opportunity. Many fine fifty houses now ready for sale—all solid brick detached or semi-detached, gas or electric ranges, splendid lots—and every house a wonderful value. Have your city home and summer home all in one.

REMEMBER! On the Lake—On the Car Line—25 minutes from Yonge St.



Greatest House Value Offered for a Long Time

\$7,000 to \$5,500. And when you see the homes you will appreciate the value that is offered. All the homes are on easy lots of three to five acres. The streets are wide and the lots are all well developed. The homes are built with the finest materials and are in the best condition. They are all modern and have every convenience. The homes are all built with the finest materials and are in the best condition. They are all modern and have every convenience. The homes are all built with the finest materials and are in the best condition. They are all modern and have every convenience.

The beauty and freshness of a high class suburban district, but only 25 minutes on Beach cars from Yonge St.

More Than 50 Homes Ready Now—Great Choice of Designs—\$5,400 to \$7,500
All Solid Brick—All With Side Drives—All With Clean, Dry, Level Lots—All New, Modern Homes
Your Last Opportunity to Have a Lakeside Home so Close to Yonge St.—Wide Streets—All Improvements



See These Homes Saturday Afternoon Take a Beach Car to Scarborough Beach Boulevard

Builders, or representatives, will be on hand after noon and evening. Come and look around.

You may telephone any of the numbers listed below for information, or see drawings to be given them without obligation.

H. V. Pugh, Home 1888 H. Smith, Home 2828 Wm. Stewart, Home 2828 Home 2828 Home 2828 Home 2828 Home 2828	H. W. Auld, Home 2828 Home 2828 Home 2828 Home 2828 Home 2828 Home 2828 Home 2828
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SCARBORO BEACH HOME BUILDERS



8. Advertisement, 1926: for the planned residential development of Scarborough Beach Park (Historical Walking Tour of Kew Beach, 1995, 48)



9. Postcard, c. 1930: showing the Fourplexes in place at 1-11 Hubbard Boulevard, with the neighbouring Furniss House at 13 Hubbard and Hubbard Court Apartments at 15 Hubbard on the right (<http://chuckmanothercollectionvolume4.blogspot.ca/2010/10/postcard-toronto-eastern-beach-crowd.html>)



10. Archival Photographs, 1992: 1-11 Hubbard Boulevard (above) and 2-8 Wineva Avenue (below) (Toronto Historical Board)



11. Photographs, 2010: showing the Fourplexes at 1-3, 5-7 and 9-11 Hubbard Boulevard (above), 2-4 and 6-8 Wineva Avenue (centre), with the context from Wineva along Hubbard (below) when the properties were listed on the City of Toronto Inventory of Heritage Properties (Heritage Preservation Services)



12. Current Photographs, 2013: showing the properties at 1-11 Hubbard Boulevard and their proximity to the waterfront (above), the Fourplexes at 1-3, 5-7 and 9-11 Hubbard (left to right, centre) and the rear (north) elevations on Hubbard with Wineva to the right (below) (Heritage Preservation Services)



13. Current Photographs, 2-8 Wineva Avenue: showing the Fourplexes at 2-4 Wineva (top, left) and 6-8 Wineva (top, right), south of Hubbard Boulevard (centre) and from the waterfront (below) (Heritage Preservation Services)