

Authority: Toronto and East York Community Council Item 28.17, adopted as amended, by City of Toronto Council on February 19 and 20, 2014

CITY OF TORONTO

BY-LAW No. 47-2015

To designate the property at 5 and 7 Hubbard Boulevard (Hubbard Fourplex) as being of cultural heritage value or interest.

Whereas the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 5 and 7 Hubbard Boulevard (Hubbard Fourplex) as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto caused to be served upon the owners of the land and premises known as 5 and 7 Hubbard Boulevard and upon the Ontario Heritage Trust, Notice of Intention to designate the property and caused the Notice of Intention to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under 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 was served upon the Clerk of the municipality;

The Council of the City of Toronto enacts:

1. The property at 5 and 7 Hubbard Boulevard, 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 5 and 7 Hubbard Boulevard and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the *Ontario Heritage Act*.

Enacted and passed on December 11, 2014.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE "A"
REASONS FOR DESIGNATION
(STATEMENT OF SIGNIFICANCE)

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

SCHEDULE "B"
LEGAL DESCRIPTION

Part of PIN 21389-0126 (LT)

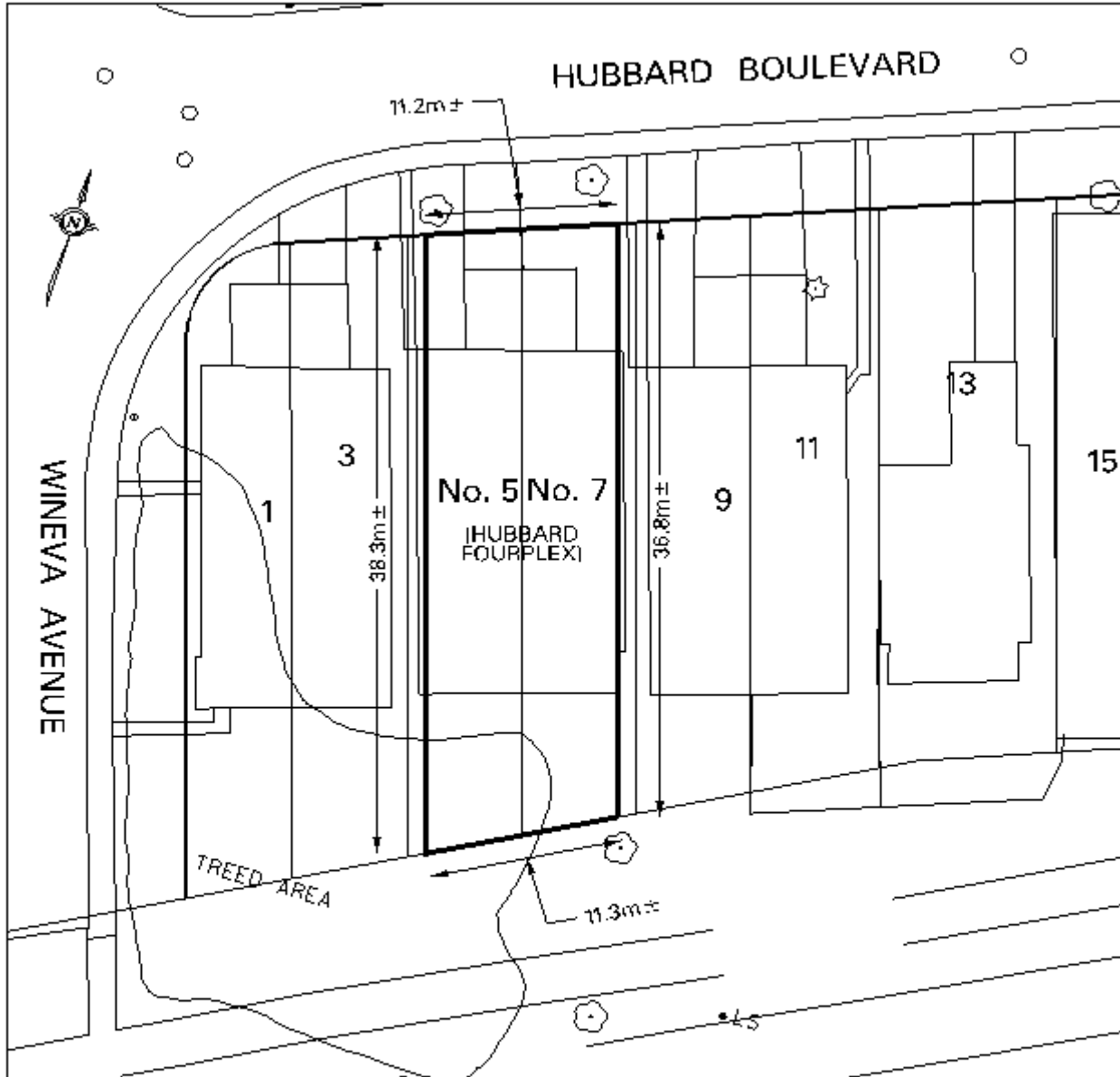
Parts of Lots 23 and 24 on Plan M-490 designated as PARTS 7 and 8 on Plan 66R-18734

City of Toronto and Province of Ontario

Land Titles Division of the Toronto Registry Office (No. 66)

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2014-083 dated August 11, 2014, as set out in Schedule "C".

SCHEDULE "C"



Toronto
 CITY OF TORONTO
 PLANNING AND DEVELOPMENT SERVICES
 100 KING STREET WEST, 5TH FLOOR
 TORONTO, ONTARIO M5X 1C5

NOTE
 THIS PLAN IS NOT
 A PLAN OF SURVEY
 AND SHOULD BE USED
 FROM SURVEY NOTES AND
 DEEDS TO WHICH IT
 NOT BE USED EXCEPT FOR
 THE PURPOSES INDICATED
 IN THE TITLE BLOCK

CHECKED BY: JOHN -CLSF
 PREPARED BY: DWAYNE FITZ

PROPERTY INFORMATION SHEET
 NOS. 5 AND 7 HUBBARD BOULEVARD
 (HUBBARD FOURPLEX)
 LAND DESIGNATED AS BEING OF CULTURAL
 HERITAGE VALUE AND INTEREST
 (NOT TO SCALE)

WARD 32 - PACHES-FAST YORK
 DATE: AUGUST 11 2014

SKETCH No. PS 2014 083