

Authority: Toronto and East York Community Council Item TE32.16, as adopted by City of Toronto Council on June 10, 11, 12 and 13, 2014

CITY OF TORONTO

BY-LAW 1012-2017

To designate the property at 11 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 11 Hubbard Boulevard (Hubbard Fourplex) as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the land and premises known municipally as 11 Hubbard Boulevard and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has 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 no notice of objection was served upon the Clerk of the municipality; and

Whereas the reasons for designation are set out in Schedule A to this by-law;

The Council of the City of Toronto enacts:

1. The property at 11 Hubbard Boulevard more particularly described in Schedule B 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 11 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 October 4, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE A**STATEMENT OF SIGNIFICANCE
REASONS FOR DESIGNATION
11 HUBBARD BOULEVARD**

The property at 11 Hubbard Boulevard contains the east half of the Hubbard Fourplex at 9-11 Hubbard Boulevard.

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

SCHEDULE B

LEGAL DESCRIPTION
11 HUBBARD BOULEVARD

PIN 21389-0127(LT)

PCL 24-1 SEC M490; PT LT 25 S/S HUBBARD BLVD PL M490
TORONTO PT 10, 66R 18734
City of Toronto, Province of Ontario
Registry Division of the Toronto Registry Office (No. 66)