TORONTO

STAFF REPORT
ACTION REQUIRED

Supplementary Report- 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:	February 6, 2014
To:	City Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Beaches- East York – Ward 32
Reference Number:	P:\2014\Cluster B\PLN\City Council\CC14011

SUMMARY

At its meeting of December 16, 17 and 18, 2013, City Council deferred consideration of the staff report (October 22, 2013) from the Acting Director, Urban Design entitled 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 and directed that the Chief Planner and Executive Director report directly to Council on the clarification of ownership of the properties.

Staff have determined that three of the properties, 1 and 11 Hubbard Boulevard and 8 Wineva Avenue, are no longer owned by the City and are therefore not subject to certain heritage policies in the Official Plan.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council delete Toronto and East York Community Council Recommendations 1, 6 and 10.

2. City Council amend Toronto and East York Community Council Recommendation 14 by deleting the references to 1 and 11 Hubbard Boulevard and 8 Wineva Avenue.

3. City Council refer the designation of the three privately-owned properties at 1 and 11 Hubbard Boulevard and 8 Wineva Avenue to the Chief Planner for further consideration and report back once staff have had an opportunity to discuss the designation process with the current owners.

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

ISSUE BACKGROUND
The report (October 22, 2013) from the Acting Director, Urban Design entitled, 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 recommended that Council state its intention to designate 10 city-owned properties and to enter into Heritage Easement Agreements, as these properties were to be sold and 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."

COMMENTS
The properties at 3, 5, 7 and 9 Hubbard Boulevard and 2, 4 and 6 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. 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.

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