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City Clerk's Office

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City Clerk

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Secretariat
Francine Adamo
North York Community Council
North York Civic Centre
5100 Yonge Street
Toronto, Ontario M2N 5V7

ONTARIO HERITAGE TRUST

DEC 17 2012

RECEIVED

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
172 FINCH AVENUE WEST
(ARTHUR EDWARD WAINE HOUSE)
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW

Steelwell Developments Ltd. In Trust
c/o Bert F. Grant Management Limited
Attention: Property Manager
1135 Leslie Street
Toronto, Ontario
M3C 2K7

✓ Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Take notice that the Council of the City of Toronto has passed By-law 1597-2012, being a by-law to designate the property at 172 Finch Avenue West (Arthur Edward Waine House) as being of cultural heritage value or interest.

Dated at Toronto this 14th day of December, 2012.

City Clerk

Attach

cc: Acting Manager, Heritage Preservation Services, City Planning Division
Jasmine Stein, Municipal Law Unit, Legal Division
Deputy Chief Building Official and Director, Building Division, North York District
Interested Persons

Authority: North York Community Council Item 4.3,
as adopted by City of Toronto Council on April 23 and 24, 2007
Enacted by Council: November 29, 2012

CITY OF TORONTO

BY-LAW No. 1597-2012

To designate the property at 172 Finch Avenue West (Arthur Edward Waine House) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 172 Finch Avenue West (Arthur Edward Waine House) as being of cultural heritage value or interest; and

WHEREAS the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures located thereon, to be 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 as 172 Finch Avenue West and upon the Ontario Heritage Trust, a 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, 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 HEREBY ENACTS as follows:

1. The property at 172 Finch Avenue West, 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 172 Finch Avenue West 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, Notice requirements under the *Ontario Heritage Act*.

ENACTED AND PASSED this 29th day of November, A.D. 2012.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

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

Description

The property at 172 Finch Avenue West is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, historical and contextual value. Located on the north side of Finch Avenue West, west of Yonge Street, the 1½-storey house form building was constructed in the early 1920s by Arthur Edward Waine.

Statement of Cultural Heritage Value

Design or Physical Value

The Arthur Edward Waine House is a representative example of the Bungalow style popularized in the early 1900s and identified by its modest scale, 1½-storey plan and Classically-inspired detailing. While the original cladding has been replaced, the building retains the characteristics associated with the style, especially the medium-pitched gable roof with extended eaves and dormer, and the open verandah protecting the south façade.

Historical or Associative Value

Historically, the Arthur Edward Waine House yields information that contributes to an understanding of the development of North York, when the creation of the Township in 1923 coincided with the construction of this residence. This was the second dwelling on the property built by Arthur Edward Waine, an English immigrant who acquired the site after his marriage in 1920, and is purportedly the oldest surviving house on Finch Avenue West.

Contextual Value

Contextually, the Arthur Edward Waine House is reminiscent of the early 20th century character of Finch Street West. The thoroughfare was developed westward from Newtonbrook (the community that grew up near the intersection of Yonge Street and present-day Finch Avenue) as an access road to mills and farms and, with the development of North York Township, evolved as a residential corridor.

Heritage Attributes

The heritage attributes of the Arthur Edward Waine House are found on the exterior walls and roof, consisting of:

- The 1½-storey plan above a raised base with window openings
- The wood structure, originally clad with clapboard and currently covered with synthetic siding (the siding is not identified as a heritage attribute)

- The medium-pitched gable roof, originally clad with cedar shingles (the current roof cladding is not identified as a heritage attribute), with extended and flared eaves, a gabled dormer with a three-part window opening on the south slope, and a brick chimney on the north slope
- The principal (south) façade, with a central entrance flanked by a diminutive window opening on the west and larger three-part flat-headed window openings on either side of the entry
- The raised open verandah, which protects the south façade, with stone posts and wood columns and railings
- The side (north and south) walls of the house with flat-headed window openings in the first floor and half-storey above

SCHEDULE "B"

PIN 10150-0341 (LT)
PT LT 16 PL 2056 TWP OF YORK AS IN NY407828;
EXCEPT PT 1, EXPROP PL8772 (NY572947)

City of Toronto (Former City of North York) and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)

The herein before described land being delineated by heavy outline on Sketch No. PS-2012-115 dated November 21, 2012, as set out in Schedule "C".

SCHEDULE "C"



FINCH AVENUE WEST



TECHNICAL SERVICES DIVISION
SURVEY & UTILITY MAPPING

NOTE:
THIS SKETCH IS NOT
A PLAN OF SURVEY
AND HAS BEEN COMPILED
FROM SURVEY NOTES AND
OFFICE RECORDS, IT SHALL
NOT BE USED EXCEPT FOR
THE PURPOSE INDICATED
IN THE TITLE BLOCK

CHECKED BY: JOHN HOUSE
PREPARED BY: DWAYNE PITT

WARD 23 - WILLOWDALE
DATE: NOVEMBER 21, 2012

PROPERTY INFORMATION SHEET

NO. 172 FINCH AVENUE WEST
(ARTHUR EDWARD WAINE HOUSE)
LAND DESIGNATED AS BEING OF CULTURAL
HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

SKETCH No. PS-2012-115