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RECEIVED
2023/10/14
(YYYY/MM/DD)
Ontario Heritage Trust

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER O.18 AND
CITY OF TORONTO, PROVINCE OF ONTARIO
409 HURON STREET
NOTICE OF PASSING OF DESIGNATION BY-LAW 800-2023**

Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON M5C 1J3
registrar@heritagetrust.on.ca

TAKE NOTICE that Council for the City of Toronto passed Designation By-law 800-2023 on September 6, 2023, which designates the lands, buildings and structures known municipally as 409 Huron Street, under Part IV, Section 29 of the Ontario Heritage Act, R.S.O. 1990, c.O.18, as amended, as a property of cultural heritage value or interest.

This notice is being served to the Owner of the Property, the Ontario Heritage Trust, and any Objectors and Interested Persons.

The City Clerk did not receive any objections to the Notice of Intention to Designate the Property. Therefore, City Council did not consider any objections and passed the Designation By-law for the Property.

IF YOU WISH TO APPEAL TO THE ONTARIO LAND TRIBUNAL:

Take notice that an appeal of the Designation by-law for the Property by those persons permitted to appeal under section 29 of the Ontario Heritage Act may be made by filing a notice of appeal with the City Clerk, Attention: Registrar Secretariat, City Clerk's Office, Toronto City Hall, 2nd Floor West, 100 Queen Street West, Toronto, Ontario, M5H 2N2; Email: RegistrarCCO@toronto.ca within thirty days of October 4, 2023, which is November 3, 2023.

A Notice of Appeal must:

- (1) set out the reasons for the objection to the designation by-law; and
- (2) set out the reasons in support of the objection to the designation by-law.

If you wish to appeal to the Ontario Land Tribunal (OLT), forms are available from the Ontario Land Tribunal website at <https://olt.gov.on.ca>.

Who Can File An Appeal:

Any persons who object to the designation by-law may refer the matter to the Ontario Land Tribunal.

Getting Additional Information:

A copy of the by-law and background information about the application is available for public inspection by contacting Heritage Planning staff at heritageplanning@toronto.ca.

Further information in respect of the Designation By-law is available from the City of Toronto at:

<https://secure.toronto.ca/council/agenda-item.do?item=2023.CC8.31>

Dated at the City of Toronto on October 4, 2023.

A handwritten signature in black ink, appearing to read "J. Elvidge".

John D. Elvidge
for City Clerk

Authority: Item CC8.31, as adopted by City of Toronto Council on July 19 and 20, 2023
City Council voted in favour of this by-law on September 6, 2023
Written approval of this by-law was given by Mayoral Decision 12-2023 dated September 6, 2023

CITY OF TORONTO

BY-LAW 800-2023

To designate the property at 409 Huron Street 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 409 Huron Street 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 lands and premises known as 409 Huron Street 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 website 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 within the prescribed time under the Ontario Heritage Act; 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 409 Huron Street, 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 409 Huron Street at and upon the Ontario Heritage Trust and to cause notice of this By-law to be posted on the City's website 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 September 6, 2023.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION 409 HURON STREET

Reasons for Designation

The property at 409 Huron Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, under the categories of design/physical value, historical/associative, and contextual value.

Description

The property at 409 Huron Street comprises a two-and-a-half storey, detached houseform building that is clad in red brick with a stone base. On the primary (west) façade, the building demonstrates the Queen Anne Revival style, which was popular during the late 19th and turn of the 20th centuries. Architectural details include a Dutch gable above a central two-storey bay window, brick voussoirs with stone keystones above most windows, stone sills, and a hipped roof with dormers, a window with an original arched transom in the front dormer, and a brick chimney. The main entrance of the house, accessed by an exterior staircase, is elevated for entry to the ground floor. The entrance includes a wooden doorframe and transom window. The building's original fenestration is varied, including small square windows on the north elevation. Like the neighbouring houses along Huron Street, the building is set back from the street on a landscaped lot. The property backs onto bpNichol Lane and has surface parking at the north and rear (east) sides. A large three-storey rear addition dates to 1955.

Statement of Cultural Heritage Value

The property at 409 Huron Street is a representative example of Queen Anne Revival architecture, demonstrating the whimsical, asymmetrical composition that is characteristic of the style. Key intact features include a two-storey bay window, brick voussoirs with stone keystones above most windows, a hipped roof with dormers and a brick chimney, and a Dutch gable on the primary elevation.

Constructed in 1903, the building demonstrates the work of Frederick Henry Herbert, an accomplished architect who practiced in Toronto in the late 19th and early 20th centuries. Herbert was noted for his residential designs that promoted the Queen Anne Revival style, as seen at 409 Huron Street.

Situated at the north end of a late Victorian streetscape along the east side of Huron Street, the property is important in maintaining and supporting the character of the area. The building's scale, form, materials, and architectural details contribute to a consistent assemblage of detached and semi-detached residences. The property is functionally, visually, and historically linked to its context in the Huron-Sussex neighbourhood. Contemporaneous with the surrounding area, the building was part of a wave of residential development in the late nineteenth and turn of the twentieth centuries, and shares many of the neighbourhood's key architectural characteristics.

The building's ongoing use since the 1960s as a student residence has reinforced the interconnectedness between Huron-Sussex and the University of Toronto St. George Campus.

Heritage Attributes

Design or Physical Value

The following heritage attributes contribute to the cultural heritage value of the property at 409 Huron Street as a representative example of the Queen Anne Revival style:

- The scale, form, and massing of the original portion of the building (dating to 1903), not including the rear addition (dating to 1955)
- The building's material palette, primarily consisting of red brick with stone at the base and trim
- Architectural details reflective of the building's era and Queen Anne Revival style, including the following:
 - The two-storey bay window with a Dutch gable above
 - The original raised primary entrance, accessed by steps from Huron Street
 - The main entrance wooden door frame and transom window
 - Varied fenestration on the primary and side elevations, including an original arched window in the front dormer, and small square windows on the north elevation
 - Brick voussoirs with stone keystones
 - The hipped roof with dormers and a brick chimney

Historical or Associative Value

The following heritage attributes contribute to the cultural heritage value of the property at 409 Huron Street as demonstrating the work of Frederick Henry Herbert:

- The scale, form, and massing of the original portion of the building (dating to 1903), not including the rear addition (dating to 1955)
- The building's material palette, primarily consisting of red brick with stone at the base and trim
- Architectural details reflective of the building's era and Queen Anne Revival style, including the following:
 - The two-storey bay window with a Dutch gable above

- The original raised primary entrance, accessed by steps from Huron Street
- The main entrance wooden door frame and transom window
- Varied fenestration on the primary and side elevations, including an original arched window in the front dormer, and small square windows on the north elevation
- Brick voussoirs with stone keystones
- The hipped roof with dormers and a brick chimney

Contextual Value

The following heritage attribute contributes to the cultural heritage value of the property at 409 Huron Street with respect to its context in the Huron-Sussex neighbourhood:

- The scale, form, and massing of the original portion of the building (dating to 1903), not including the rear addition (dating to 1955)
- The property's siting and orientation on the east side of Huron Street
- The building's material palette, primarily consisting of red brick with stone at the base and trim
- Architectural details reflective of the building's era and Queen Anne Revival style, including the following:
 - The two-storey bay window with a Dutch gable above
 - The original raised primary entrance, accessed by steps from Huron Street
 - The main entrance wooden door frame and transom window
 - Varied fenestration on the primary and side elevations, including an original arched window in the front dormer, and small square windows on the north elevation
 - Brick voussoirs with stone keystones
 - The hipped roof with dormers and a brick chimney

Note: The window openings on the rear addition (north elevation) are not identified as heritage attributes.

SCHEDULE B
LEGAL DESCRIPTION

PIN 21211-0085 (LT)
PART OF LOTS 9 & 10, REGISTERED PLAN D207
AS IN CA17436
City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)