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City Clerk's Office

Secretariat
Rosalind Dyers
Toronto and East York Community Council
City Hall, 2nd Floor, West
100 Queen Street West
Toronto, Ontario M5H 2N2

Ulli S. Watkiss
City Clerk

Tel: 416-392-7033
Fax: 416-397-0111
e-mail: teycc@toronto.ca
Web: www.toronto.ca

ONTARIO HERITAGE TRUST

NOV 28 2012

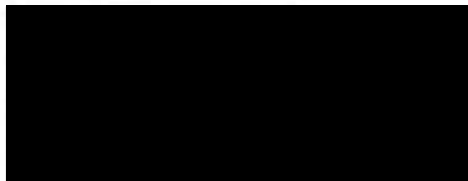
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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
407 HURON STREET (THOMAS WILSON HOUSE)
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW

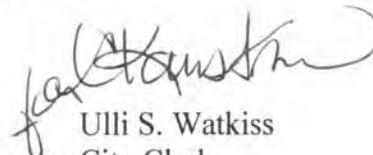


Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3



Take notice that the Council of the City of Toronto has passed By-law No. 1431-2012 to designate 407 Huron Street (Thomas Wilson House) (Ward 20, Trinity-Spadina) as being of cultural heritage value or interest.

Dated at Toronto this 28th day of November, 2012.


Ulli S. Watkiss
City Clerk

Authority: Toronto and East York Community Council Item 34.10,
as adopted by City of Toronto Council on June 8 and 9, 2010
Enacted by Council: November 1, 2012

CITY OF TORONTO

BY-LAW No. 1431-2012

To designate the property at 407 Huron Street (Thomas Wilson House) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 407 Huron Street (Thomas Wilson 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 407 Huron Street 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 407 Huron Street, 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 407 Huron Street 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 1st 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 407 Huron Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value and meets the criteria for municipal designation prescribed by the Province of Ontario under the categories of design, associative and contextual value. Found on the east side of Huron Street in the first block south of Bloor Street West, the Thomas Wilson House (1890) is a 2½ storey house form building. The property is located within the University of Toronto campus precinct.

Statement of Cultural Heritage Value

The Thomas Wilson House is a rare and representative example of Queen Anne Revival design, the popular late 19th century style identified by its asymmetry, mixture of materials and variety of architectural elements. The Thomas Wilson House is set apart from other residential buildings in the neighbourhood by its distinctive 2 ½ storey bay window that is deliberately placed on the southwest corner to overlook Huron Street and the south end of the property that originally accommodated a mid-block laneway.

The Thomas Wilson House was constructed by and for a contractor who built house form buildings in the Huron and Sussex neighbourhood during a decade-long period in the late 1800s. The property was subsequently occupied by a series of prominent businessmen, beginning with John Douglas, a Toronto manufacturer of building materials and fittings.

Contextually, the Thomas Wilson House demonstrates multiple heritage values. The property supports the historical character of Huron Street, south of Bloor Street, as it first developed in the late 19th century as a high-end residential enclave northwest of the University of Toronto campus and Queen's Park. With its vintage, appearance, height and setback, the property at 407 Huron Street is also physically, visually and historically linked to the surrounding Huron and Sussex neighbourhood where the adjoining Campus Co-op houses and St. Thomas's Anglican Church are recognized heritage properties. In its current context and as a former fraternity house, the Thomas Wilson House is functionally related to its surroundings in the University of Toronto campus precinct, which contains properties associated with the university's residential, administrative and academic functions.

Heritage Attributes

The heritage attributes of the property at 407 Huron Street are:

- The 2 ½ storey house form building
- The scale, form and massing
- The materials, with brick cladding and brick, stone and wood detailing
- The gable roof, with a firebreak end wall (north) and gabled dormers

- At the southwest corner, the 2½-storey bay window under a gable roof with wood trim
- Flanking the bay window on the west and south, the two-storey verandahs with wood detailing
- The fenestration, with flat-headed and round-arched window openings with sandstone trim
- On the north wall, the single-storey bay window
- The placement and setback of the building on the site

SCHEDULE "B"

PIN 21211-0087 (LT)
PT LT 10-11 PL D207 TORONTO AS IN EP129990

City of Toronto 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-2012-090 dated September 17, 2012, as set out in Schedule "C".

