

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 19<sup>th</sup> 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 19<sup>th</sup> 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)

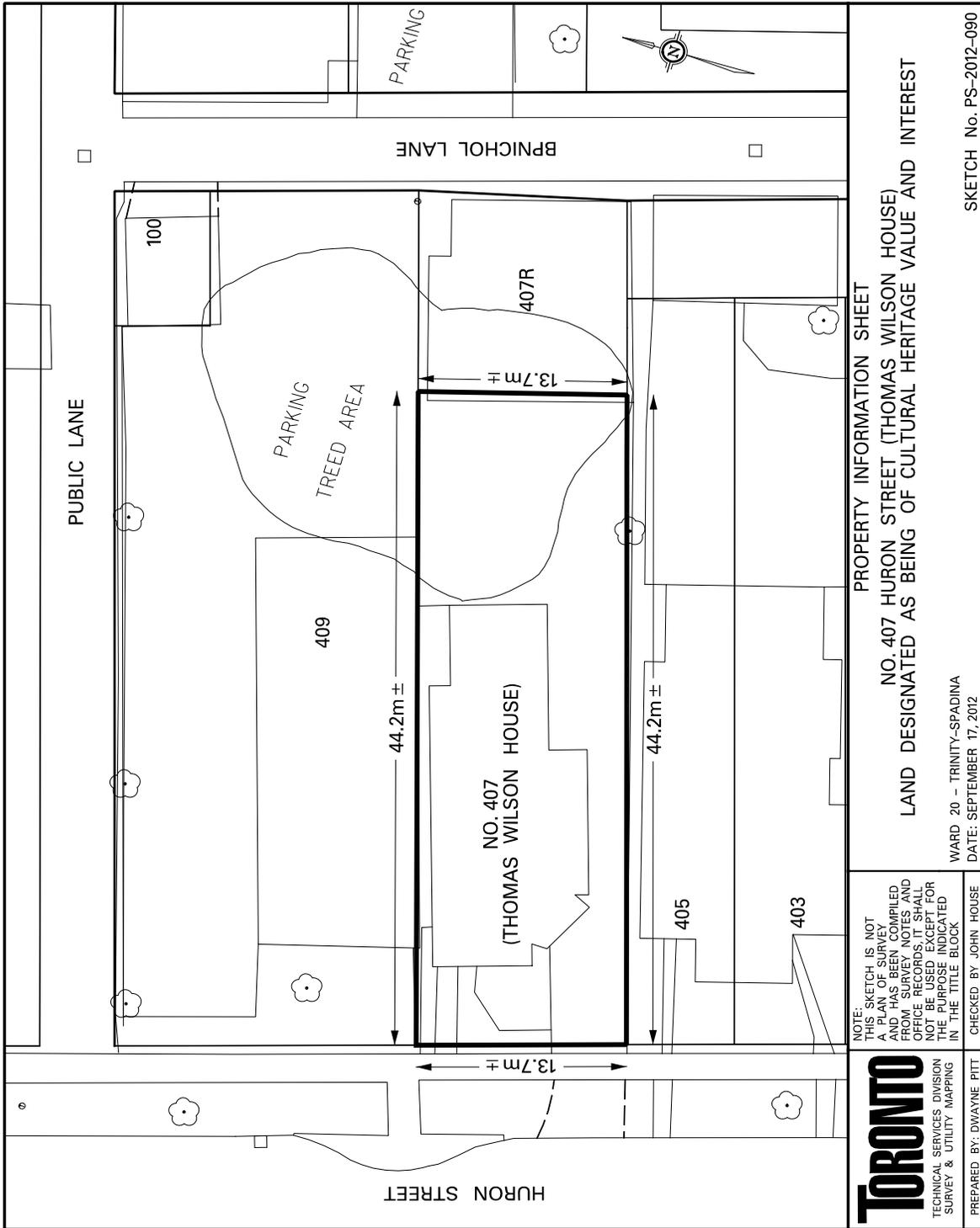
PT LT 10-11 PL D207 TORONTO AS IN EP129990

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".

SCHEDULE "C"



**TORONTO**  
 TECHNICAL SERVICES DIVISION  
 SURVEY & UTILITY MAPPING

PREPARED BY: DWAYNE PITT

NOTE:  
 THIS SKETCH IS NOT  
 A PLAN OF SURVEY  
 AND HAS BEEN COMPILED  
 FROM SURVEY NOTES AND  
 OFFICE RECORDS. SH-ALL  
 PLACES EXCEPT FOR  
 NOT BE USED EXCEPT FOR  
 THE PURPOSE INDICATED  
 IN THE TITLE BLOCK

CHECKED BY: JOHN HOUSE

PROPERTY INFORMATION SHEET  
 NO. 407 HURON STREET (THOMAS WILSON HOUSE)  
 LAND DESIGNATED AS BEING OF CULTURAL HERITAGE VALUE AND INTEREST

WARD 20 - TRINITY-SPADINA  
 DATE: SEPTEMBER 17, 2012

SKETCH No. PS-2012-090