Authority: Planning and Housing Committee Item PH30.10, as adopted by City of Toronto Council on May 20 and 21, 2026
City Council voted in favour of this by-law on July 30, 2026
Written approval of this by-law was given by Mayoral Decision 13-2026 dated July 30, 2026

CERTIFIED TRUE COPY
John D. Elvidge, City Clerk

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2026-09-02

CITY OF TORONTO

BY-LAW 1107-2026

To designate the property at 38-40 Huntley 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 38-40 Huntley 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 38-40 Huntley 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 38-40 Huntley 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 38-40 Huntley 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 July 30, 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE
REASONS FOR DESIGNATION
38-40 Huntley Street

Reasons for Designation

The properties at 38 and 40 Huntley Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, under the categories of design/physical and contextual value.

Description
The properties at 38 and 40 Huntley Street are located on the west side of Huntley Street between Isabella Street and Linden Street in the North St. James Town neighbourhood. Constructed in 1881, the properties are a pair of semi-detached residences that appear as a single grand residence. Designed in the Second Empire style, the properties feature a mirrored design with a main wing featuring brick cladding, Mansard roof, and ornate wooden dormers, brackets, and cornices and a modest kitchen wing at the rear.

The properties were included on the City's Heritage Register on May 6, 1991.

Statement of Cultural Heritage Value
The properties at 38 and 40 Huntley Street have design and physical value as a representative example of a pair of late-19th century semi-detached residences designed in the Second Empire Style to appear as a single grand residence. The combination of Mansard roof, ornate wooden dormers, brackets, and cornices, and shallow projecting bays on its north, south, and east elevations are hallmarks of the Second Empire style. Symmetrically organized around a shared central bay, the principal elevation of the two properties presents the unified appearance of a single structure.

The properties at 38 and 40 Huntley Street are important in defining, maintaining, and supporting, the predominant late-19th and early-20th century residential character of the surrounding area bounded by Sherbourne, Selby, Huntley, and Earl Streets where an eclectic mix of late-19th century and early-20th century architectural styles continue to define the area today.

The properties at 38 and 40 Huntley Street are physically, functionally, visually, and historically linked to their surroundings. Designed to appear as a single grand residence, the properties were constructed during the period when the surrounding area emerged as an upper-class neighbourhood in the late 19th and early 20th centuries.

Heritage Attributes
Design or Physical Value
The following heritage attributes contribute to the design and physical value of the properties at 38 and 40 Huntley Street:

- their scale, form and massing with brick cladding and Mansard roof featuring wood dormers, brackets and cornice

- their segmental arch and flat headed window and door openings at the first and second storeys featuring brick voussoirs and stone sills

- the principal (east) elevation's shared central bay with paired raised entrances flanked on either side by a slightly projecting bay with 3-sided bay window at the first storey

- the north elevation's chimney and slightly projecting bay with 3-sided bay window at the first storey

- the south elevation's chimney and slightly projecting bay with 3-sided bay window at the first storey

Contextual Value
The following heritage attributes contribute to the contextual value of the properties at 38 and 40 Huntley Street:

- their scale, form, and massing as a pair of late 19th century semi-detached residences featuring a Mansard roof with wood dormers, brackets and cornices

- their siting and orientation on the west side Huntley Street

- their legibility as a pair of semi-detached residential structures

- their material palette including brick cladding and wood detailing

Note: The kitchen wing does not contain any heritage attributes.

SCHEDULE B
LEGAL DESCRIPTION

21107-0159 (LT)

PART OF PARK LOT 6, CONCESSION 1, FROM THE BAY
GEOGRAPHIC TOWNSHIP OF YORK, DESIGNATED AS PART 3, PLAN 64R-14263.
CITY OF TORONTO
City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)

21107-0160 (LT)

PART OF PARK LOT 6, CONCESSION 1, FROM THE BAY
GEOGRAPHIC TOWNSHIP OF YORK, DESIGNATED AS PART 4, PLAN 64R-14263.
CITY OF TORONTO
City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)