



REPORT FOR ACTION

409 Huron Street - Alterations and Demolition of Heritage Attributes of a Designated Heritage Property under Section 33 and 34 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement

Date: November 18, 2025

To: Toronto Preservation Board

Toronto and East York Community Council

From: Senior Manager, Heritage Planning, Urban Design, City Planning

Wards: 11 - University-Rosedale

SUMMARY

This report recommends that City Council approve an application under Section 33 and Section 34(1) 1 of the Ontario Heritage Act to alter and demolish heritage attributes of a designated heritage property at 409 Huron Street in connection with a Zoning By-law amendment and an Official Plan Amendment application on the subject property, and that Council grant authority to enter into a Heritage Easement Agreement.

Located on the east side of Huron Street, south of Bloor Street West, the property includes a Queen Anne Revival-style detached house that was constructed in 1903. The building was designed by Frederick Henry Herbert, an accomplished architect who practiced in Toronto in the late 19th and early 20th centuries. The building forms part of a Victorian streetscape on Huron Street within the Huron-Sussex neighbourhood and it is designated under Part IV, Section 29 of the Ontario Heritage Act.

The City received a Zoning By-law amendment application on March 21, 2019 and received an Official Plan amendment application on March 24, 2023 related to the proposed development of the subject property to permit an 11-storey residential building. The proposed development includes the in-situ retention of the west, north and south elevations of the existing house, with new construction to the rear and north side of the property.

Through revisions to the application, Heritage Planning staff are satisfied that the proposal conserves the designated heritage property and is consistent with the policy framework. The heritage impacts of the development proposal are appropriately mitigated through the overall conservation strategy.

RECOMMENDATIONS

The Senior Manager, Heritage Planning, Urban Design, City Planning recommends that:

1. City Council approve:

- a. the alterations to the designated heritage property at 409 Huron Street under Section 33 of the Ontario Heritage Act to allow for the construction of an 11-storey residential building, with such alterations to the designated heritage property being substantially in accordance with the plans and drawings prepared by MAR Architect Inc., dated July 17, 2025, and the Heritage Impact Assessment prepared by ERA Architects Inc., dated October 28, 2025, on file with the Senior Manager, Heritage Planning, all subject to and in accordance with an approved Conservation Plan and drawings satisfactory to the Senior Manager, Heritage Planning and subject to conditions as set out below; and
- b. The demolition of heritage attributes of the existing designated heritage property at 409 Huron Street accordance with Section 34(1) 1 of the Ontario Heritage Act to allow for the construction of an 11-storey residential building substantially in accordance with the plans and drawings prepared by MAR Architect Inc., dated July 17, 2025, and the Heritage Impact Assessment prepared by ERA Architects Inc., dated October 28, 2025, on file with the Senior Manager, Heritage Planning, all subject to and in accordance with an approved Conservation Plan and drawings satisfactory to the Senior Manager, Heritage Planning and subject to conditions as set out below.

2. City Council direct that its consent to the application to alter the designated heritage property at 409 Huron Street, in accordance with Part IV, Section 33 of the Ontario Heritage Act, and its consent to the demolition of heritage attributes at 409 Huron Street, under Part IV, Section 34(1) 1 of the Ontario Heritage Act are also subject to the following conditions:

- a. the owner shall provide a detailed Conservation Plan, prepared by a qualified heritage consultant that is consistent with the conservation strategy set out in the Heritage Impact Assessment for 409 Huron Street, prepared by ERA Architects Inc., dated October 28, 2025, to the satisfaction of the Senior Manager, Heritage Planning; and
- b. the owner shall enter into a Heritage Easement Agreement with the City for the property at 409 Huron Street in accordance with the plans and drawings prepared by MAR Architect Inc., dated July 17, 2025 and the Heritage Impact Assessment prepared by ERA Architects Inc., dated October 28, 2025, and on file with the Senior Manager, Heritage Planning, subject to and in accordance with the Conservation Plan required in Recommendation 2.a above, to the satisfaction of the Senior Manager, Heritage Planning, including execution of such agreement to the satisfaction of the City Solicitor; and

c. that prior to the issuance of any permit for all or any part of the property at 409 Huron Street, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage buildings, as are acceptable to the Senior Manager, Heritage Planning, the owner shall:

1. have entered into a Heritage Easement Agreement with the City required in Recommendation 2.b above, for the property at 409 Huron Street including registration on title of such agreement, to the satisfaction of the City Solicitor;
2. have obtained final approval for the necessary Zoning By-law Amendment, and such Amendment has come into full force and effect;
3. provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 2.a above, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Planning;
4. provide a Heritage Lighting Plan that describes how the exterior of the heritage property will be sensitively illuminated to enhance their heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning;
5. provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning;
6. submit a Landscape Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Planning; and
7. provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Planning to secure all work included in the approved Conservation Plan and Interpretation Plan; and

d. that prior to the release of the Letter of Credit required in Recommendation 2.c.7 above the owner shall:

1. provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work and the required interpretive work has been completed in accordance with the Conservation Plan and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning; and

2. provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning.
3. City Council authorize the City Solicitor to introduce the necessary Bill in Council authorizing the entering into of a Heritage Easement Agreement for the heritage property at 409 Huron Street.
4. City Council authorize the City Solicitor and City staff to take all necessary actions to implement City Council's decision.

FINANCIAL IMPACT

City Planning confirms there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

The subject property is included on the Heritage Inventory of the University of Toronto St. George Campus Secondary Plan, which was adopted by Council on July 23, 2018.
<https://secure.toronto.ca/council/agenda-item.do?item=2018.TE34.88>

On July 19, 2022, City Council adopted (with amendments) the University of Toronto St. George Campus Secondary Plan - Official Plan Amendment Application - Final Report.
<https://secure.toronto.ca/council/agenda-item.do?item=2022.TE34.8>

On May 11, 2023, the Chief Planner and Executive Director included the property at 409 Huron Street to the Heritage Register. The notice is available at:
<https://www.toronto.ca/wp-content/uploads/2023/06/8e02-city-planning-heritage-deligated-listing-409-huron-notice.pdf>

On July 19 and 20, 2023, City Council stated its intention to designate the property at 409 Huron Street under Part IV of the Ontario Heritage Act through Designation By-law 800-2023.

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

BACKGROUND

Heritage Property

The development site, 409 Huron Street is located south of Bloor Street West, on the east side of Huron Street within the University of Toronto St. George Campus. 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.

The property at 409 Huron Street contains a detached, two-and-a-half-storey house-form building, clad in red brick with a stone base that was designed by well known architect Fredrick Henry Herbert and constructed in 1903. The property is a representative example of Queen Anne Revival architecture, demonstrating the asymmetrical composition that is characteristic of the style. Its heritage attributes include a two-storey bay window, brick voussoirs with stone keystones above most windows, a hipped roof with dormers, a brick chimney and a Dutch gable on the primary (west) elevation. 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 with rectangular windows on the south elevation.

The property remained a residence until 1937 then shifted to commercial use for several decades with a large rear addition constructed in 1955. The property remains associated with the University of Toronto and has been a student residence since the 1960s.

The subject property is designated under Part IV, Section 29 of the Ontario Heritage Act.

Adjacent Heritage Properties

There are two adjacent heritage properties located to the south and across the street on the west side of Huron Street.

The property at 407 Huron Street to the south of the subject property, known as the Thomas W. Wilson House, constructed in 1890, was designated under Part IV of the Ontario Heritage Act on November 1, 2012 (By-law 1431-2012) and considered to be a representative example of the Queen Anne Revival Style.

Across the street from the subject property is 371 Bloor Street West which was included on the City's Heritage Register on March 25, 1997. This property is known as the University of Toronto Schools (UTS) and Ontario Institute for Studies in Education of the University of Toronto (OISE/UT) and was designed by architects Darling and Pearson and constructed in 1910. Later additions designed by the same architects include an east wing in 1924 with west wings added in 1931 and 1949.

Proposal

The original zoning by-law amendment application submitted in 2019 included in-situ retention of the front and partial side elevations of the existing heritage house, reconstruction of the hipped roof and removal of the 1955 rear addition.

The heritage house was proposed to be incorporated into the base of a new 4-storey residential building. The scheme included retaining 4.3 metres of the north side wall, and 4.9 metres of the south side wall as well as the whole of the front façade of the heritage building. The area occupied by the 1955 rear addition and surface parking areas were to be infilled by a new 4-storey building that would extend into the east and north sections of the development site (forming an L-shaped addition). The new addition was set back 9.8 metres from the primary (west) property line and 4.3 metres from the primary (west) elevation of the heritage house. A reveal of approximately 3 metres was located between the retained portion of the north wall of the house and the new infill to the north.

In 2023 the proposal was revised to change the design of the addition and to increase its height from 4 to 5-storeys and an Official Plan Amendment application was submitted to permit this additional height. The conservation strategy for the heritage house remained similar but the revised scheme included the replacement of the entrance door with a window and a new accessible ramp from Huron Street.

The Official Plan and Zoning By-law Amendment applications were revised again in 2025 to increase the height of the new addition to 11-storeys and a Heritage Permit application was submitted for the proposal. The addition to the north would have a similar setback to that previously proposed and an inset entrance would separate the front of the new addition from the heritage building. The new massing is proposed to be stepped back 11.5 metres from the front of the heritage building. A 3 metre deep cantilever at the level 7 would reduce the stepback to 8.5 metres for the 7th-11th floor levels. The previous accessible ramp has been revised to be a level walkway leading from Huron Street to the main entry of the project. The new building's design has also been amended to relate more closely to the datum lines of the heritage building.

The conservation strategy proposes:

- Retention of the front façade and 11.5 metres of both the north and south side walls and the removal of the interior and roof.
- The roof above the retained facades would be reconstructed to a depth of 11.5 metres to match the original with a minor change to the slope of the roof at the rear of the south side wall to connect to the new addition.
- New windows will be installed that will match the originals based on archival documentation. One original dormer window remains that includes a decorative transom. The proposal is to restore this transom with a new lower sash below that is designed to match the original.
- One small window in the north side façade would be infilled and changes to the windows are proposed along the south side.
- The scheme was amended to restore the original entrance porch, stairs and railings. This would involve removing the existing wood door frame and transom window

- above that are noted as heritage attributes in the designation by-law but are not original to the building.
- The existing second floor front and side windows above the front entrance porch are to be removed to allow for the restoration of the balcony that originally existed here.

The landscaped front-yard of the heritage house is proposed to be maintained, with the new landscaping added between Huron Street and new construction to the north.

Structural consultants Entuitive have considered the setbacks of the existing heritage house and feasibility of in-situ retention of the north, west and south elevations. Given the 0.89 metre side yard setback at the south side of the house, an internal or hybrid façade retention system to temporarily support the south wall is proposed without encroaching beyond the 0.98 metre setback at south side of the site. The north and west walls could be temporarily supported using either an internal or external façade retention system.

This report relates solely to the approvals required under the Ontario Heritage Act.

Heritage Planning Framework

Cultural heritage resources are protected and managed as part of planning for future growth under the Provincial Planning Statement (2024). Heritage Conservation is enabled through the Ontario Heritage Act. The City of Toronto's Official Plan implements the provincial policy regime, the Planning Act, the Ontario Heritage Act and provides policies to guide decision making within the city.

The Planning Act

The Planning Act guides development in the Province of Ontario. It states that municipalities must have regard for matters of provincial interest. Section 2(d) specifically refers to "the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest" and 2(r) "to a built form that is well designed and provides for a sense of place."

The Provincial Planning Statement (2024)

The Provincial Planning Statement 2024 (PPS) issued under the authority of Section 3 of the Planning Act provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. Key objectives include building strong communities; wise use and management of resources; and protecting public health and safety.

Policy 4.6.1 of the PPS directs that "Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved." "Conserved" is defined in the PPS as "the identification, protection, use and/or management of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act."

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

Provincial Plans are intended to be read in their entirety, and relevant policies are to be applied to each situation.

City of Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan. The Plan provides the policy framework for heritage conservation in the City. Relevant policies include the following:

3.1.6.4 - Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and as adopted by Council.

3.1.6.5 - Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work.

3.1.6.6 - The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the "Standards and Guidelines for the Conservation of Historic Places in Canada".

3.1.6.26 - New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.

3.1.6.27 - Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of façades alone is discouraged.

The City of Toronto Official Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Standards and Guidelines for Conservation of Historic Places in Canada

The Standards and Guidelines for the Conservation of Historic Places in Canada (the "Standards and Guidelines") is the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City of

Toronto. The General Standards (1-9) the Standards for Rehabilitation (10-12), and the Standards for Restoration (13-14) apply to this project.

The Standards and Guidelines can be accessed here:

<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

COMMENTS

The current development application integrates the north, west and south elevations of the original 1903 heritage house with construction of a new 11-storey L-shaped building occupying the east and north sections of the development site. The scale, form and massing of the heritage house would be altered by this proposal but the set back and step backs allow for the designated heritage building at 409 Huron Street to retain its visual prominence on the subject property, within the new development. The heritage building will continue to contribute to the assemblage of semi-detached and detached Victorian era buildings on the east side of Huron Street within the Huron-Sussex neighbourhood of the University of Toronto St. George Campus. The new base building will be clad in modern materials with a white and grey palette that would not visually compete with the heritage building and design was revised to include datum lines to provide a more compatible relationship to the heritage building.

The conservation strategy proposes the retention of the three principal facades of the heritage building and the restoration of heritage attributes on the primary (west) elevation and compatible new windows along the side facades. The roof, one original window and the existing wood entrance door surround and transom are heritage attributes that are proposed to be removed. The new roof is required to comply with the Building Code and to allow its integration with the new building. The new roof would match the original apart from a small part of the rear southern end where the original rear hipped slope would be changed to allow integration with the adjacent new addition. This change would not be visible from the street. The original window in the small front dormer would be removed but its upper arched transom would be restored with a new sash below designed to match the original based on archival documentation. The ground floor balcony that was previously proposed to replace the entrance door has been revised. The existing door is not original and the applicant has provided evidence to show that the wooden door surround and transom are also not original. An open entrance porch was originally positioned here with a balcony above at second floor level. The proposal is now to restore these features. Staff support these changes and welcome the proposed restoration of the appearance of the front of this designated building.

A façade-retention feasibility study prepared by Entuitive Structural Engineers, dated October 24, 2025, confirms that the proposed in-situ retention is structurally feasible and outlines a methodology for the construction period.

Conservation Plan

Should Council approve the proposed conservation strategy, the owner should be required to submit a Conservation Plan for the work described in the Heritage Impact

Assessment prepared by a qualified heritage professional to the satisfaction of the Senior Manager, Heritage Planning. The Conservation Plan would detail all the recommended interventions and conservation work including any recommended restoration work, a detailed plan describing how the heritage building will be protected during construction, a schedule of short and long-term maintenance requirements and estimated costs for all conservation work.

Interpretation Plan

Should Council approve the proposed conservation strategy, prior to final Site Plan approval, the applicant should be required to submit an Interpretation Plan to the satisfaction of the Senior Manager, Heritage Planning.

Heritage Lighting Plan

Should Council approve the proposed conservation strategy, prior to the issuance of site plan approval for the proposed development, the applicant should be required to submit a heritage lighting plan to the satisfaction of the Senior Manager, Heritage Planning.

Landscape Plan

Staff are recommending that the applicant be required to provide a final Landscape Plan that enhances the character of the heritage building at 409 Huron Street to the satisfaction of the Senior Manager, Heritage Planning as a condition of building permit approval.

Heritage Easement Agreement

Staff are recommending that the owner enter into a Heritage Easement Agreement to secure the long-term protection of the retained portions of the designated heritage building at 409 Huron Street.

CONCLUSION

Heritage Planning staff are supportive of the proposed alterations and selective removals proposed for the designated heritage property at 409 Huron Street in the context of the conservation and mitigation strategies proposed for the site. Heritage Planning staff support the retention strategy and are of the opinion that the proposal has been designed to conserve the cultural heritage values, attributes, and character of the heritage property.

Heritage Planning staff are satisfied the proposal meets the intent of the Planning Act, the Provincial Planning Statement, and the City of Toronto's Official Plan heritage policies in conjunction with the Standards and Guidelines for the Conservation of Historic Places in Canada. Staff recommend that Council approve the proposed alterations and demolitions, and grant authority to enter into a Heritage Easement Agreement.

CONTACT

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SIGNATURE

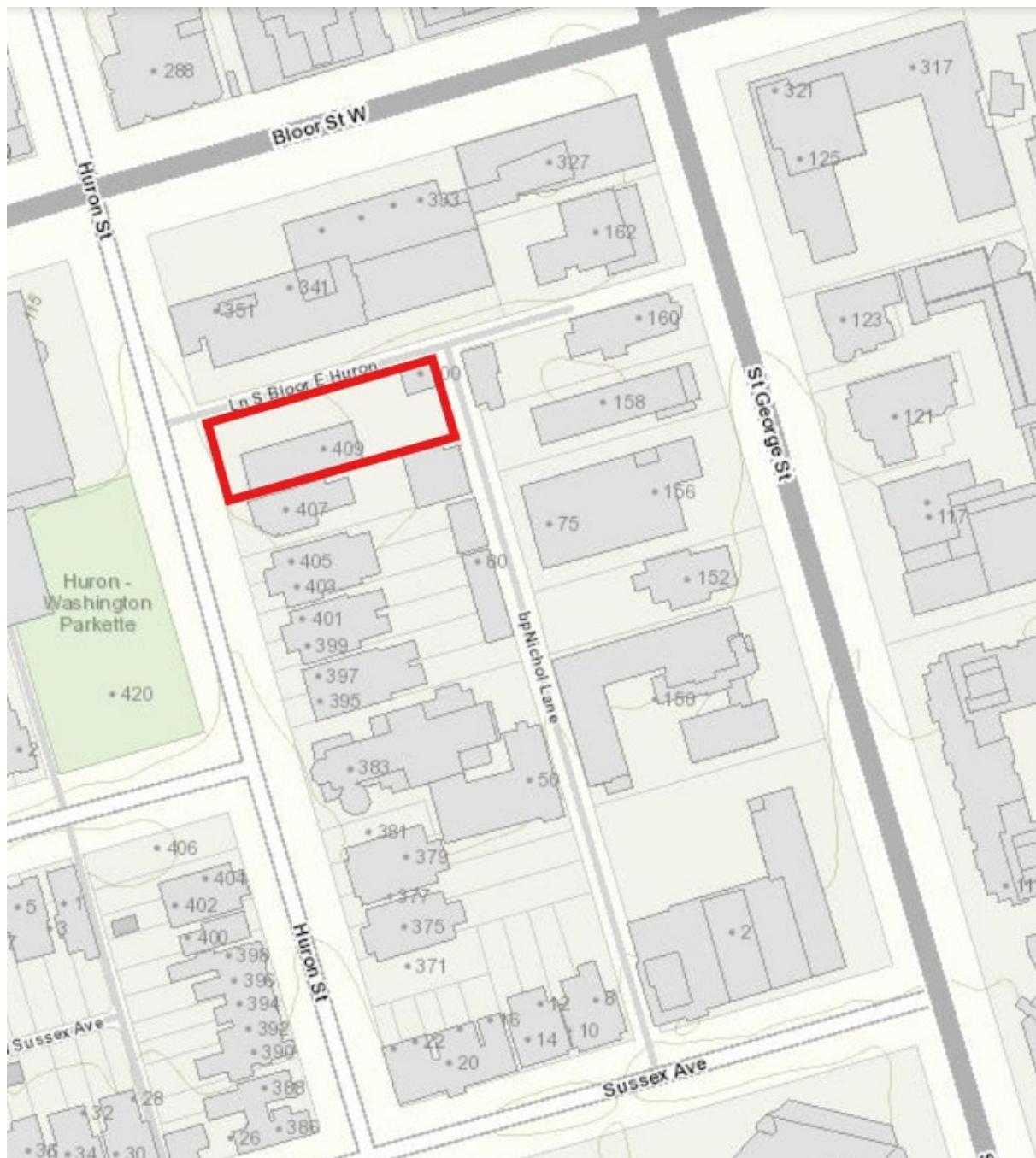
Mary L. MacDonald, MA,CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning

ATTACHMENTS

Attachment 1 - Location Map
Attachment 2 - Photographs
Attachment 3 - Plans and Drawings
Attachment 4 - Renderings
Attachment 5 - Statement of Significance

LOCATION MAP
409 Huron Street

ATTACHMENT 1



PHOTOGRAPHS

409 Huron Street

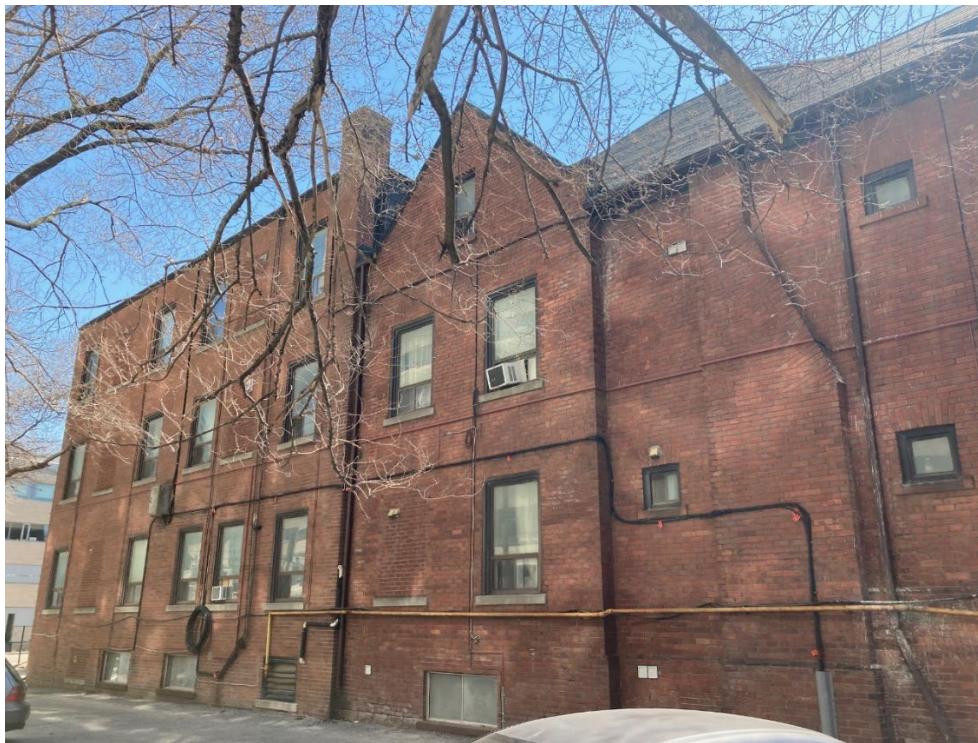
ATTACHMENT 2



View of the primary (west) elevation and partial south elevation (Heritage Planning)



View of the north and primary (west) elevations looking southeast (Heritage Planning)



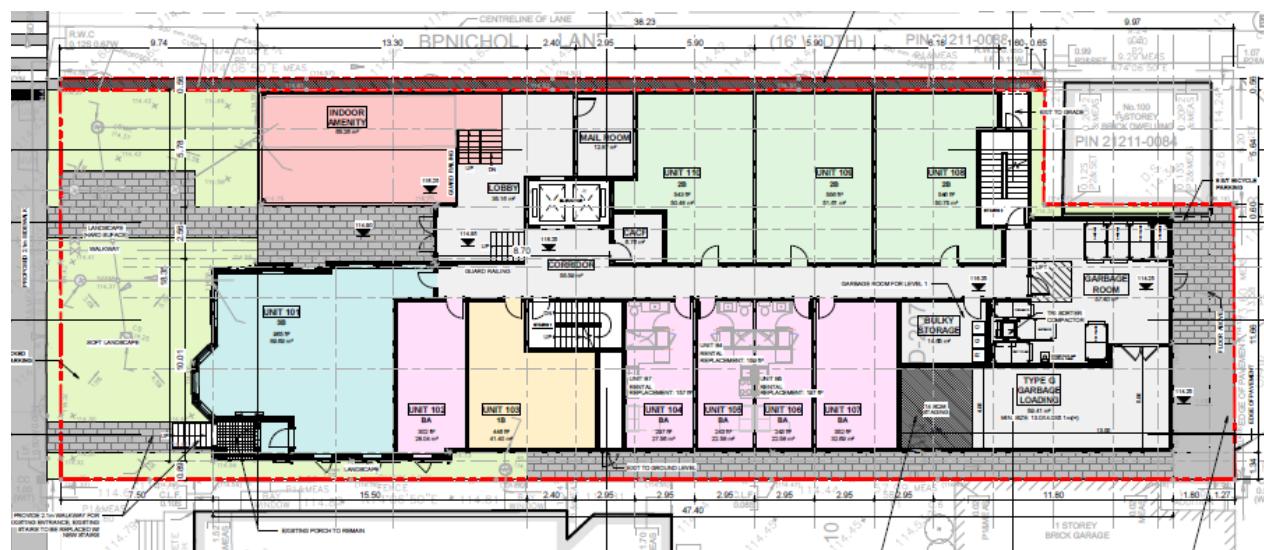
View of the north elevation including the main house constructed in 1903 and later 3-storey rear addition constructed in 1955 beyond and to the left of the gable that will be removed (Heritage Planning)

ARCHITECTURAL PLANS & DRAWINGS

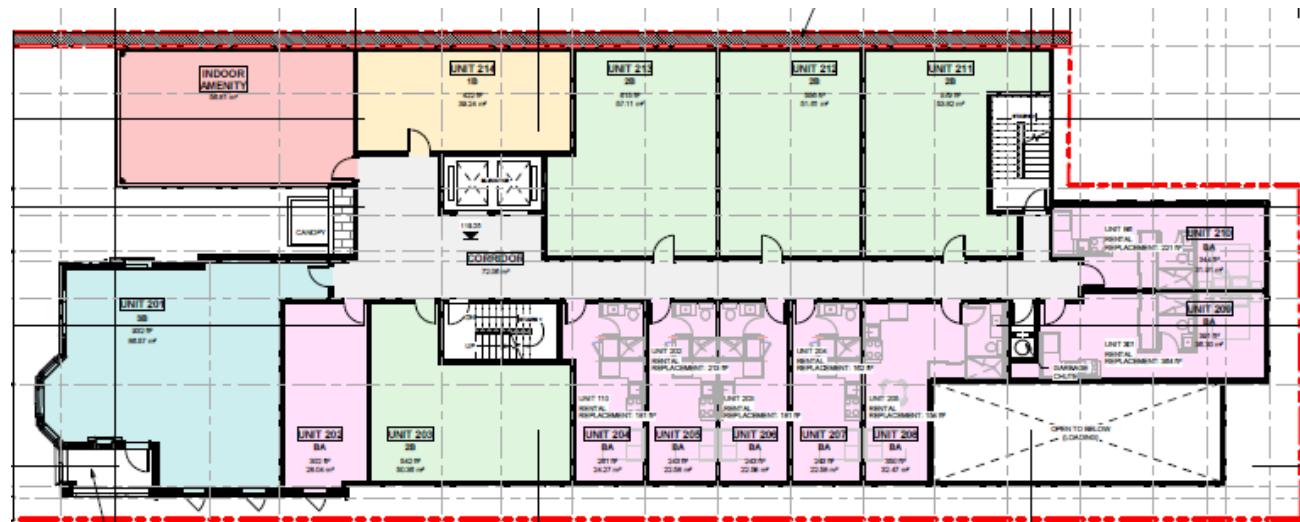
ATTACHMENT 3

409 Huron Street

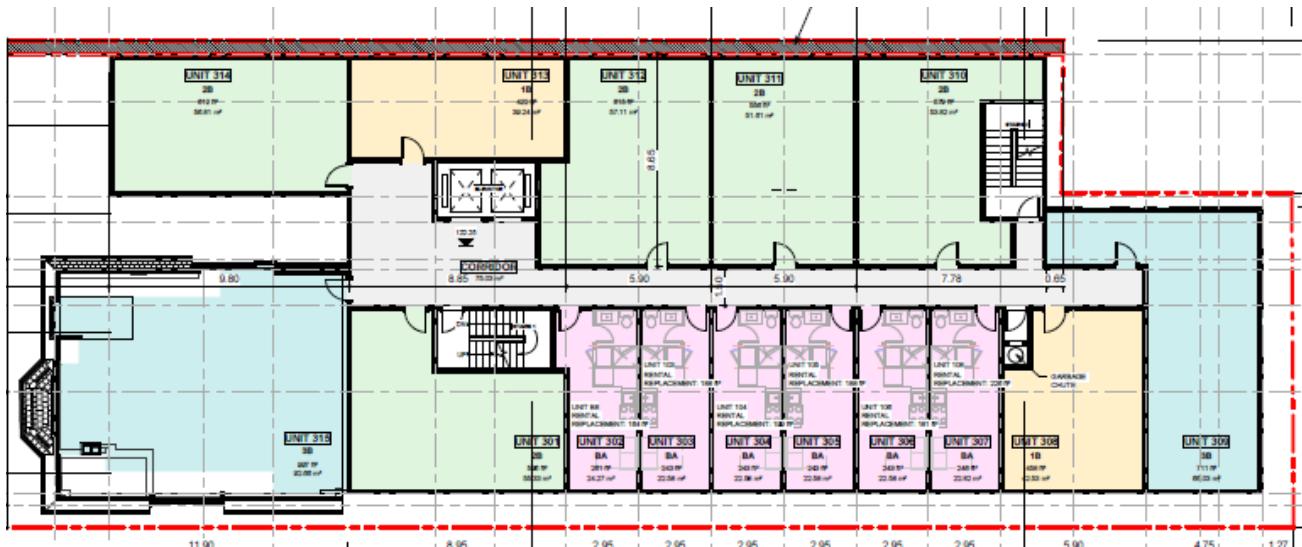
Source: MAR Architect Inc., unless otherwise noted



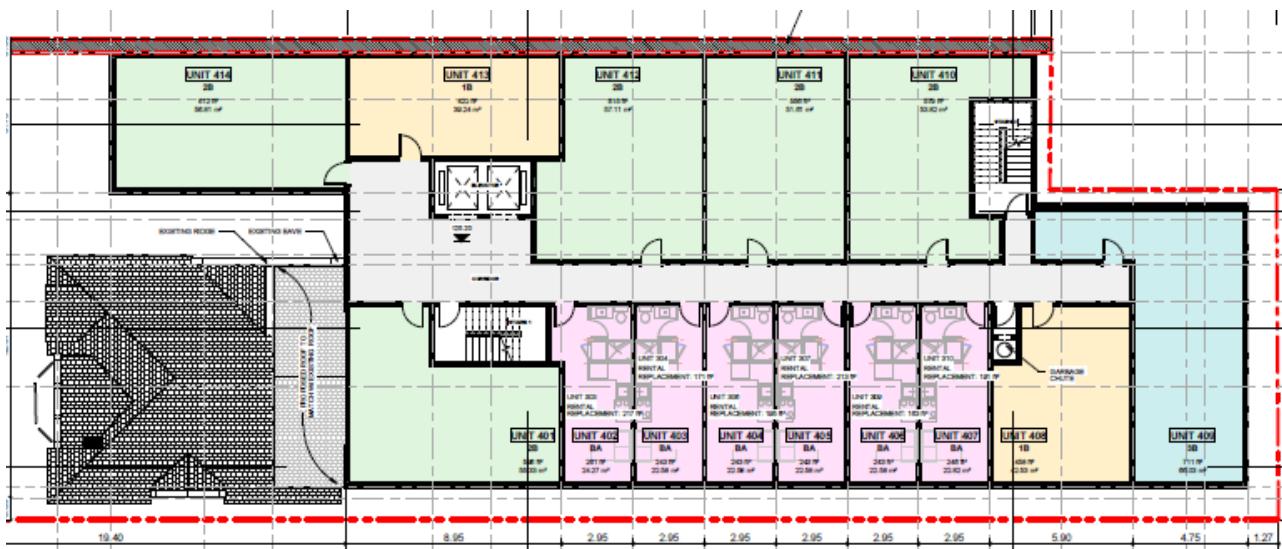
Floor plan- Level 01



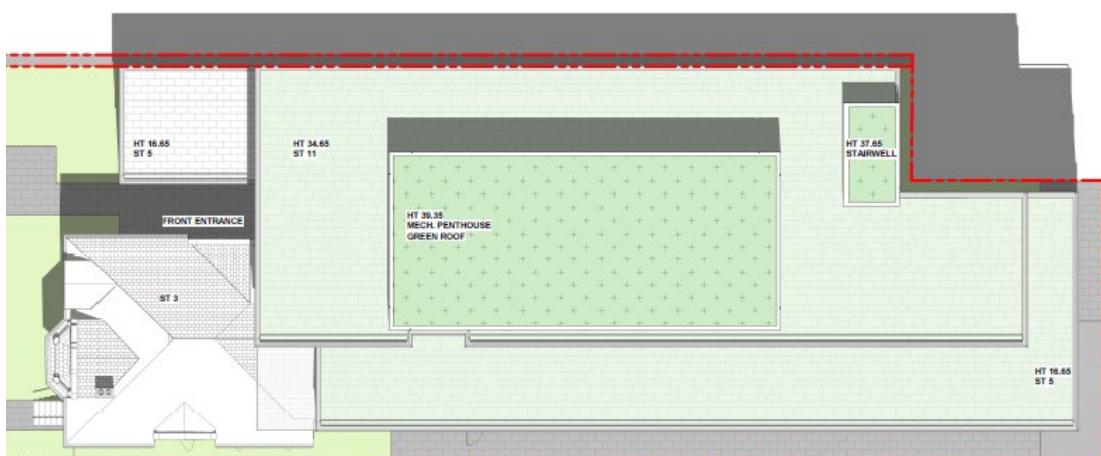
Floor Plan- Level 02



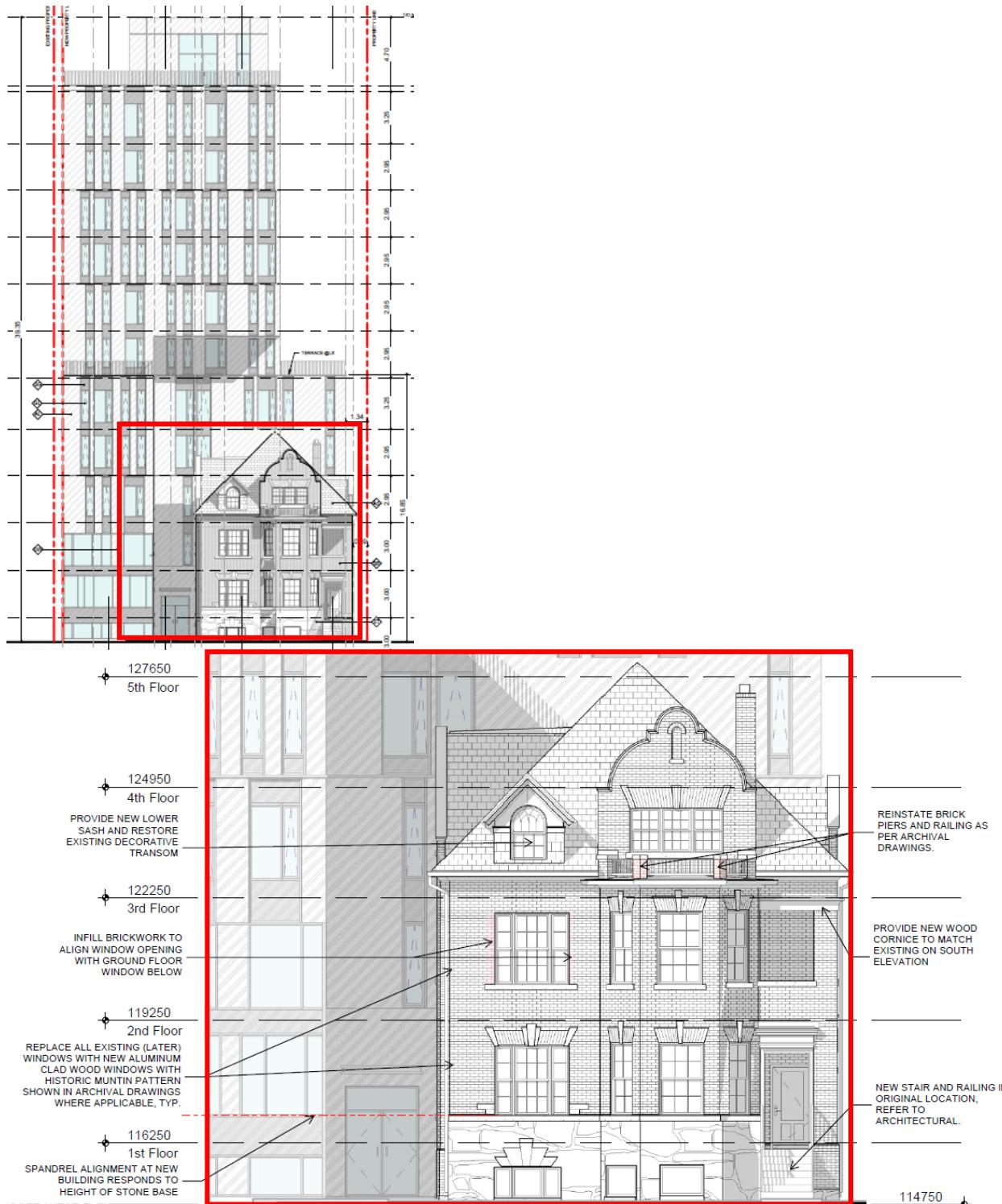
Floor Plan- Level 03

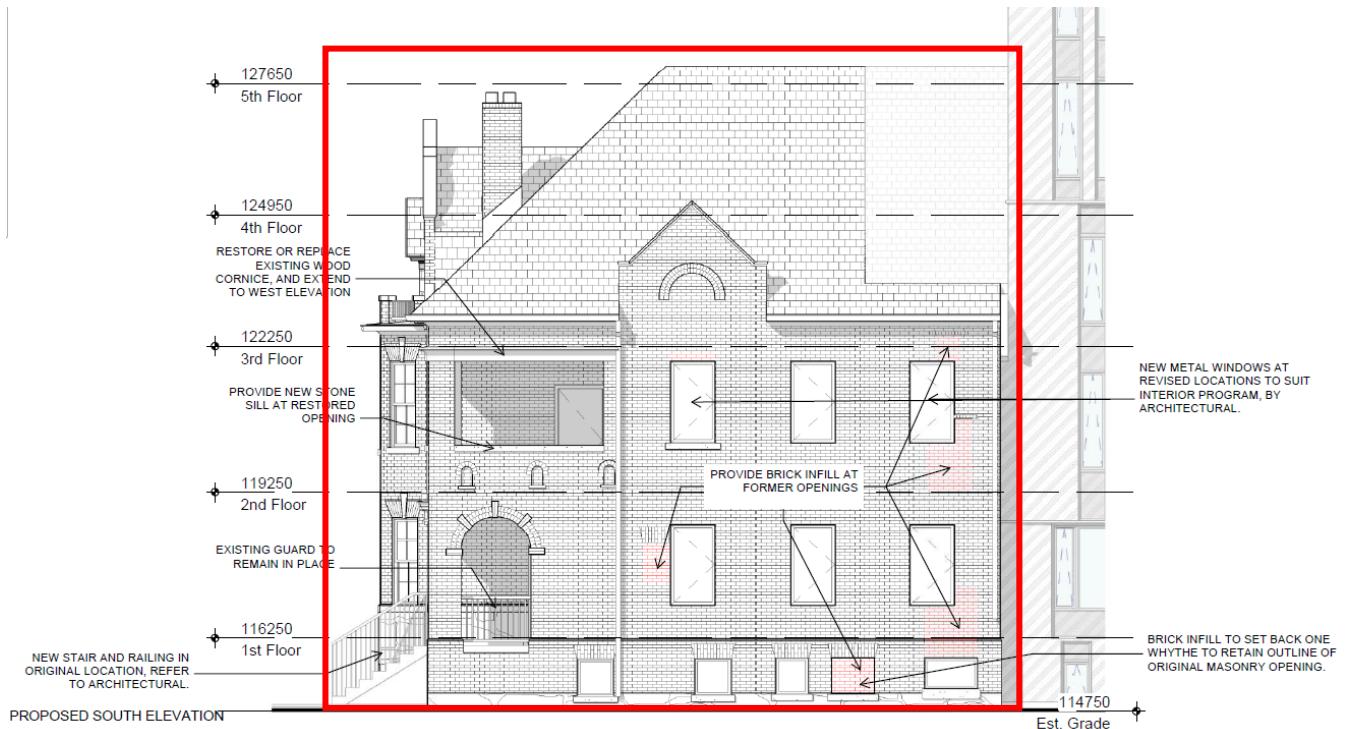
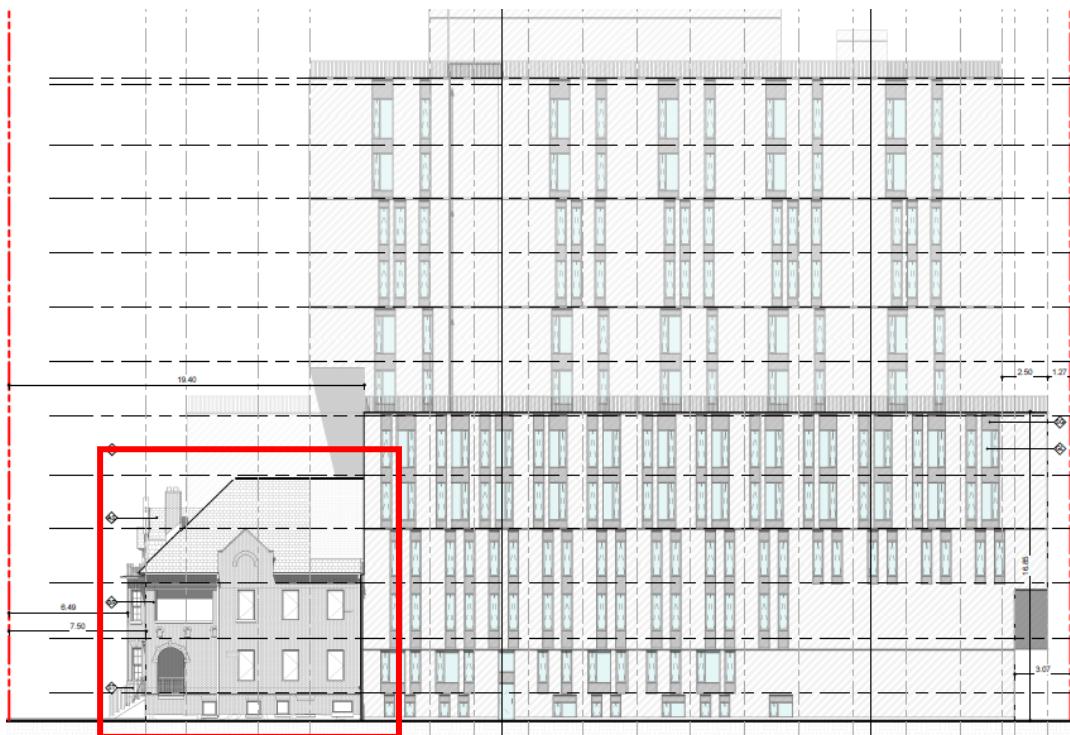


Floor Plan- Level 04

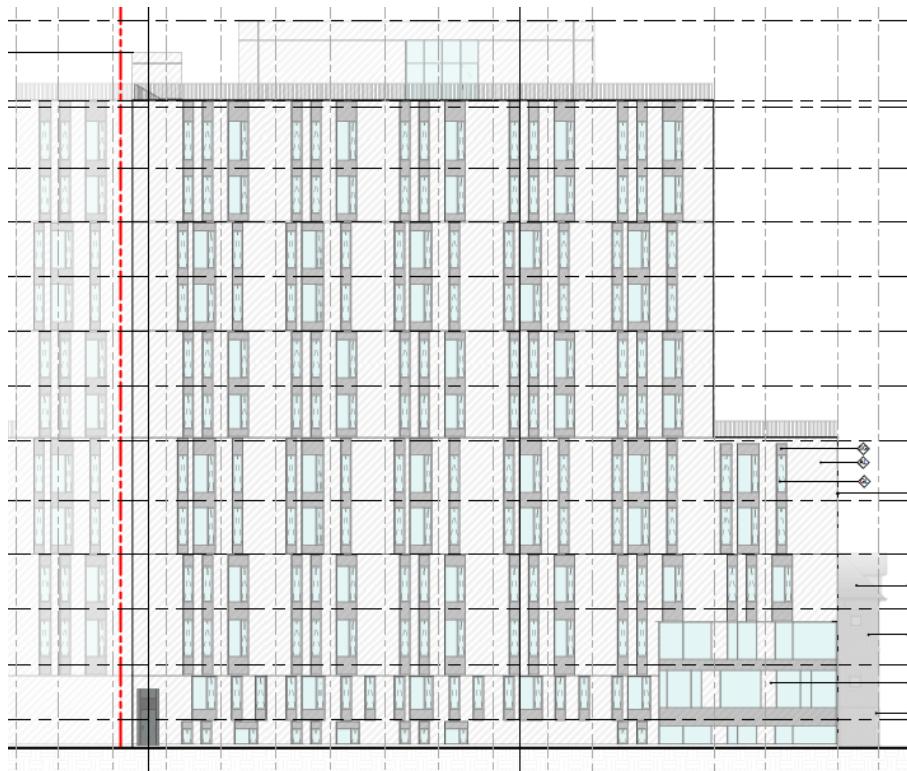


Roof Plan

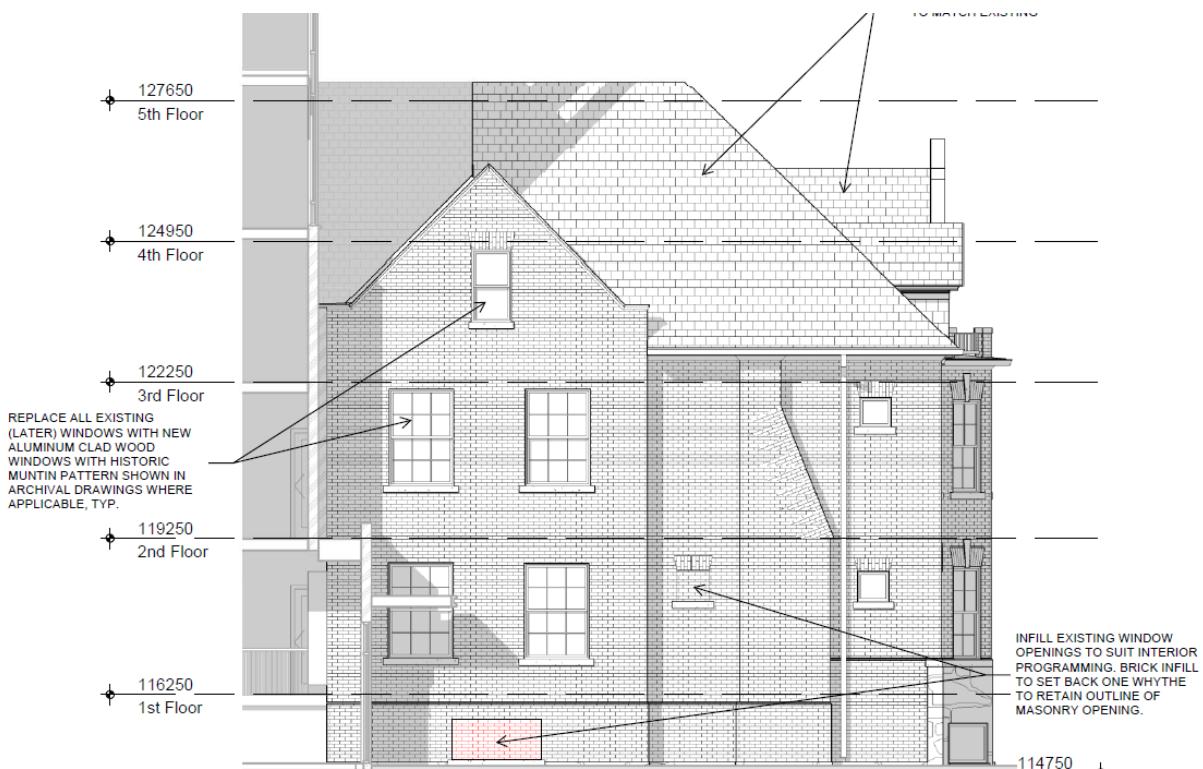




South Elevation with enlarged detail of heritage building (Source: MAR Architect Inc., and ERA Architects Inc)



North Elevation of proposed new building

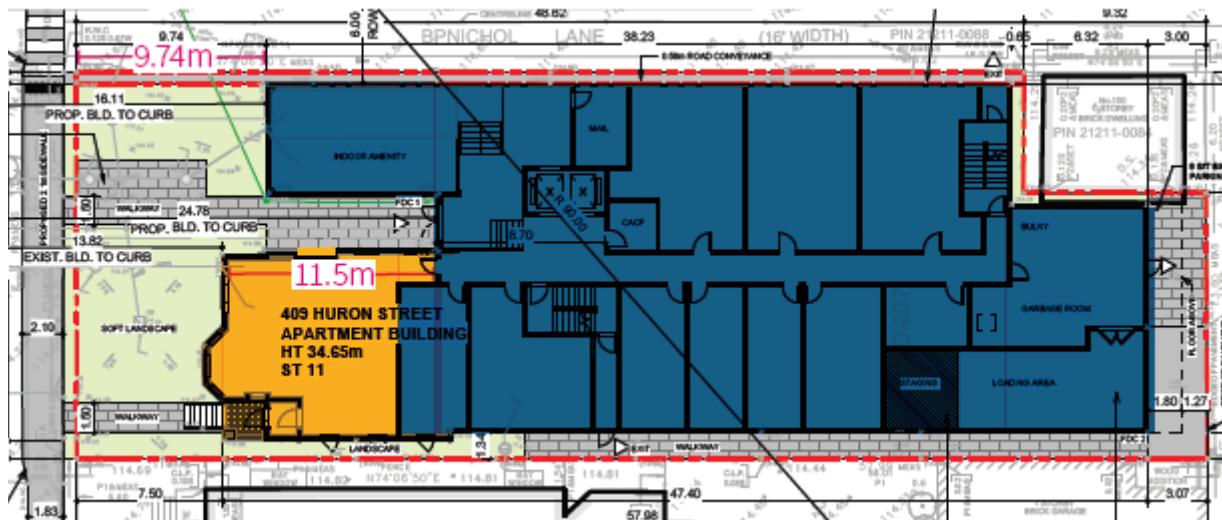


Proposed North Elevation of heritage house (Source: ERA Architects Inc.)



West-East Section through lobby

ERA Architects Inc drawings illustrating conservation strategy



Site Plan- illustrating front yard landscaping and walkway leading from the street to heritage house (yellow) retained within the new development (blue) that is set back behind and to the north of the existing heritage building.





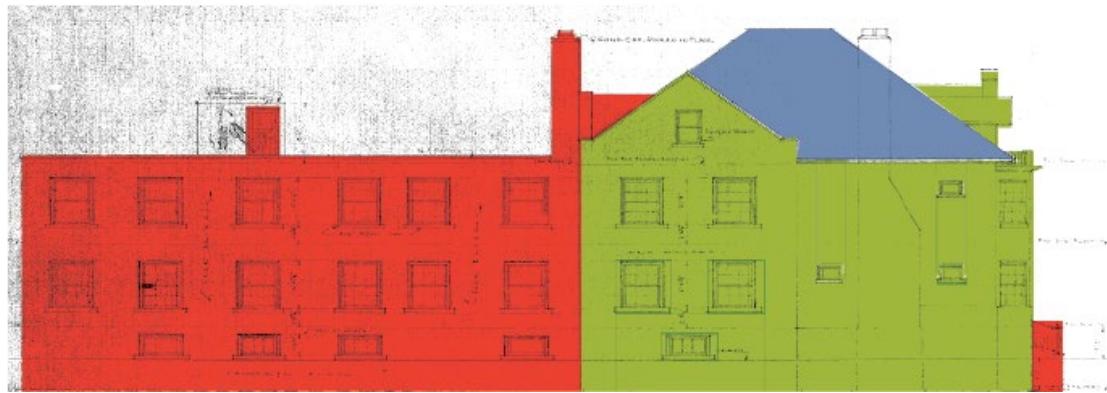
Retained



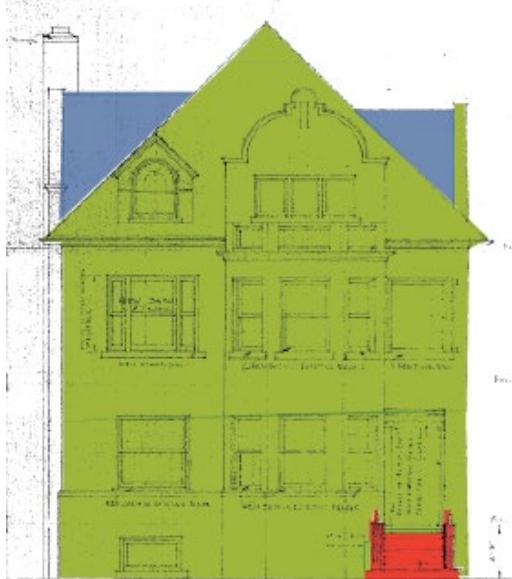
Reconstructed



Removed



North Elevation - illustrating removal of 1955 addition to the left and retention of the north elevation of the house (green) and reconstruction of the hipped roof (blue).



West Elevation - illustrating retention of the primary elevation (green) and reconstruction of hipped roof (blue).



South Elevation illustrating removal of 1955 rear addition (red) with retention of the south elevation of the house (green) and reconstruction of the hipped roof (blue).

409 Huron Street



View of proposal looking southeast (Source: MAR Architect Inc.)



View of proposal looking northeast (Source: MAR Architect Inc.)

**STATEMENT OF SIGNIFICANCE
(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 house-form 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 and 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 and 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.