

Toronto Preservation Board

Meeting No.: 39

Meeting Date: Monday, January 19, 2026

Start Time: 9:30 AM

Location: Committee Room 3, City Hall/Video Conference

Contact: Tanya Spinello, Committee Administrator

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Chair: Julia Rady

PB39.3 - 377 Dundas Street West, 160 Huron Street and 1 Edmund Gate - Inclusion on the Heritage Register

Decision Type: ACTION

Status: Adopted

Wards: 10 - Spadina - Fort York, 11 - University - Rosedale, 12 - Toronto - St. Paul's

Board Decision

The Toronto Preservation Board recommends that:

1. City Council include 377 Dundas Street West on the City of Toronto's Heritage Register in accordance with the Listing Statement (Reasons for Inclusion) attached as Attachment 1 to the report (December 29, 2025) from the Senior Manager, Heritage Planning.
2. City Council include 160 Huron Street on the City of Toronto's Heritage Register in accordance with the Listing Statement (Reasons for Inclusion) attached as Attachment 2 to the report (December 29, 2025) from the Senior Manager, Heritage Planning.
3. City Council include 1 Edmund Gate on the City of Toronto's Heritage Register in accordance with the Listing Statement (Reasons for Inclusion) attached as Attachment 3 to the report (December 29, 2025) from the Senior Manager, Heritage Planning.

Origin

(December 29, 2025) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on January 19, 2026 the Toronto Preservation Board considered Item [PB39.3](#) and made recommendations to City Council.

Summary from the report (December 29, 2025) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council include the following 3 properties on the City of Toronto's Heritage Register for their cultural heritage value and interest according to the Listing Statements (Reasons for Inclusion) found in Attachments 1, 2 and 3.

- 377 Dundas Street West
- 160 Huron Street
- 1 Edmund Gate

The subject property at 377 Dundas Street West is located at the southwest corner of Dundas Street West and Beverley Street in the Kensington-Chinatown neighbourhood. It contains a two-and-a-half-storey house-form building, with a two-storey addition on the Beverley Street elevation. A location map and current photograph of the property are found in Attachment 1.

The subject property at 160 Huron Street is located in the Kensington-Chinatown neighbourhood on the west side of Huron

Street, mid-block between Cecil Street to the south and College Street to the north. The property contains three buildings; Building A is a four-storey walk-up apartment building on a raised basement constructed c.1913-1914; Building B is a two-and-a-half-storey house form building constructed c.1890 as a detached building and since integrated into the rear (west) elevation of Building A; Building C is a two-and-a-half-storey detached building that was constructed c.1890 to the rear (west) of Building B. A location map and current photographs of the property are found in Attachment 2.

The subject property at 1 Edmund Gate is located in the South Hill area of the Casa Loma neighbourhood to the west of Avenue Road at the end of a private street overlooking Davenport Hill. The property comprises a circa-1920 estate on a large lot that contains a detached two-storey Georgian Revival house form building and ancillary structures, including a Georgian Revival pavilion, pool house, garage, and large terraced garden with brick garden wall. A location map and current photographs of the property are found in Attachment 3.

The properties recommended for inclusion on the City's Heritage Register within this report have been researched and evaluated by staff using the criteria prescribed in Ontario Regulation 9/06, and each meet one or more of the provincial criteria for determining cultural heritage value or interest and are believed to be of cultural heritage value or interest.

On January 1, 2023, amendments to the Ontario Heritage Act (the Act) through the More Homes Built Faster Act, 2022 (Bill 23) came into effect. Under the Act, as amended, a municipal heritage register may include properties that have not been designated but Council believes to be of "cultural heritage value or interest", and that meet one or more of the provincial criteria for determining whether they are of cultural heritage value or interest. The Act now also limits listing to a period of two years.

The listing of non-designated properties on the municipal heritage register under the Act also extends interim protection from demolition and provides an opportunity for City Council to determine whether the property warrants conservation through designation under the Act should a development or demolition application be submitted.

As of January 1, 2023, should a property be subject to an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application, properties must be listed on the heritage register prior to Part IV designation and before the occurrence of a prescribed event. A prescribed event is a point of time when the application for an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application has been deemed complete and the City Clerk provides notice of that complete application to the public in accordance with the Planning Act.

Properties on the Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies. Heritage Impact Assessments (HIA) are required for development applications that affect listed properties.

Background Information

(December 29, 2025) Report and Attachments 1 to 3 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 377 Dundas Street West, 160 Huron Street and 1 Edmund Gate - Inclusion on the Heritage Register (<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-261428.pdf>)

Communications

(January 16, 2026) E-mail from Wendy Del Mul and Paul Ciriello (PB.Supp)

(January 19, 2026) E-mail from Nicole Corrado (PB.New)

