

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

Date: December 29, 2025

To: Toronto Preservation Board

Toronto and East York Community Council

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

Wards: Ward 10 – Spadina-Fort York; Ward 11 – University-Rosedale; Ward 12 – Toronto – St. Paul’s

SUMMARY

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-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.

RECOMMENDATIONS

The Senior Manager, Heritage Planning, Urban Design, City Planning, 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, Urban Design, City 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, Urban Design, City 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, Urban Design, City Planning.

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 property at 377 Dundas Street West is within the revised boundary of the Chinatown Planning Study, which is currently underway.

<https://secure.toronto.ca/council/agenda-item.do?item=2019.TE11.74>

A Request to Designate 1 Edmund Gate Under Part IV of the Ontario Heritage Act was adopted by Toronto and East York Community Council on January 16, 2018.

<https://secure.toronto.ca/council/agenda-item.do?item=2018.TE29.95>

POLICY AND REGULATION CONSIDERATIONS

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. <https://www.ontario.ca/laws/statute/90p13>

Further, the policies and definitions of the Provincial Planning Statement (2024) identify the Ontario Heritage Act as the primary legislation through which heritage evaluation and heritage conservation will be implemented.

[Provincial Planning Statement, 2024 \(ontario.ca\)](#)

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be included in the Heritage Register under subsection 27 (1) of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value. A property may be included on the Heritage Register as a non-designated property if the property meets one or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

Official Plan

The City of Toronto's Official Plan implements the provincial policy regime and provides policies to guide decision making within the City. It contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found here:

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

COMMENTS

Identifying properties of cultural heritage value or interest is an essential part of a municipality's role in heritage conservation. Including non-designated properties in the municipal register is a means to identify properties that the City believes to have cultural heritage value or interest.

The subject property at 377 Dundas Street West contains a two-and-a-half-storey house-form building, with a two-storey addition on the Beverley Street elevation. Constructed between 1903 and 1913, the house-form building has a long side elevation on Dundas Street West that retains a gabled roofline and brickwork indicating the former main entrance used by the Lumb family. The brick addition on Beverley Street was constructed in the 1970s as a storefront for Tin's Tavern, a Chinese restaurant.

The subject property at 160 Huron Street contains three buildings: a four-storey walk-up apartment building constructed c.1913-1914 of red brick with a raised basement level of rusticated stone (Building A); a two-and-a-half-storey semi-detached house form constructed c.1890 of red brick (Building B); and a two-and-a-half-storey detached building constructed c.1890 of red brick (Building C).

The subject property at 1 Edmund Gate comprises a 1920s 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.

The subject property at 377 Dundas Street West has been identified as having historical/associative value. The subject property at 160 Huron Street has been identified as having design/physical and contextual value. The subject property at 1 Edmund Gate has been identified as having design/physical and historical/associative value.

More detailed historical research conducted through a future evaluation for designation under Part IV of the Ontario Heritage Act may determine additional cultural heritage values for the subject properties.

Inclusion of (non-designated) properties on the City's Heritage Register

Non-designated listed properties do not have any protection under the Ontario Heritage Act, except insofar as an owner must give Council at least 60 days' notice of their intention to demolish or remove a structure on the property. Properties that are listed on the City's Heritage Register are flagged for review by Heritage Planning staff once a demolition permit has been submitted and owners must follow established Notice requirements under the Ontario Heritage Act following this action.

Although inclusion on the Heritage Register as a listed property provides interim protection from demolition, it does not preclude an owner's ability to make exterior and interior alterations in the case when demolition or a development application is not involved.

Listing does not trigger maintenance requirements over and above existing property standards and it does not restrict altering, removing or adding any features on the property. It does not allow the City to withhold a building permit for non-demolition related alterations, and it does not preclude a property from undergoing renovation.

A municipality is not required to consult with property owners or the public before including non-designated properties on the municipal register under the Act. The City's current practice, developed prior to Bill 23 amendments to the Act coming into effect, notifies property owners and invites them to attend the Toronto Preservation Board meeting to discuss the recommendation of a property's inclusion on the City's Heritage Register. There is also an opportunity for owners and the public to share concerns (in person or writing) when Community Council or Planning and Housing Committee considers a heritage related matter.

Short descriptive listings are prepared using a method by which properties are identified and recommended for inclusion on the Heritage Register. This approach to listing provides sufficient information to meet the requirements of Section 27 of the Act to list a non-designated property on the Heritage Register.

Brief statements, named "Reasons for Inclusion", are prepared for all recommended properties explaining why the property is believed to have cultural heritage value and how it meets one or more of the provincial criteria under O. Reg 9/06 providing a preliminary evaluation of the cultural heritage value or interest of the property. The description may include features of the property that may warrant conservation should the property be subject to development and/or further evaluated and determined to merit designation under Part IV of the Act. Location map and photographs are included in each Reasons for Inclusion.

Through Bill 108 and Bill 23, amendments were made to the Ontario Heritage Act to establish a process whereby owners can object to a property's listing on the Heritage Register and, should they do so, a subsequent decision on the listing must be made by the municipality. Owners can object to listings at any time. Chapter 103 of the Toronto Municipal Code establishes the process for Council consideration of objections to properties included on the Heritage Register.

CONCLUSION

Following research and evaluation of the 3 properties according to Ontario Regulation 9/06, it has been determined that the properties each meet one or more provincial criteria and merit inclusion on the City's Heritage Register. The Listing Statements (Reasons for Inclusion) are included in Attachments 1, 2 and 3.

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

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SIGNATURE

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ATTACHMENTS

Attachment 1 – 377 Dundas Street West Listing Statement (Reasons for Inclusion)
Attachment 2 – 160 Huron Street Listing Statement (Reasons for Inclusion)
Attachment 3 – 1 Edmund Gate Listing Statement (Reasons for Inclusion)

Listing Statement (Reasons for Inclusion)

Staff have undertaken research and evaluation for the property at 377 Dundas Street West and believe that the property has cultural heritage value or interest and meets at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject property may meet additional criteria, which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

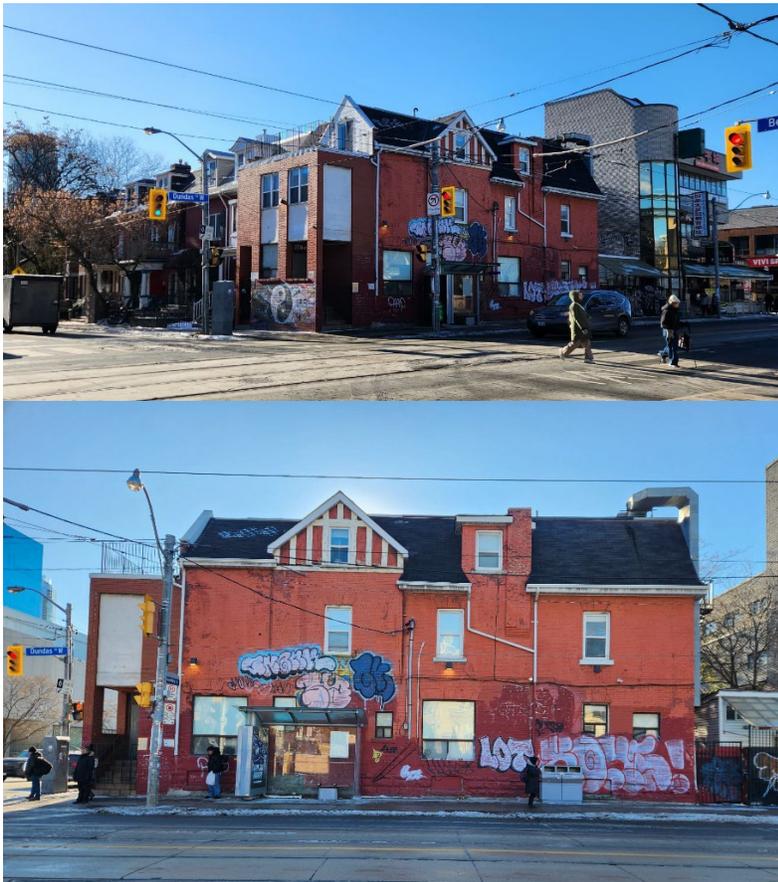
Description: The subject property at 377 Dundas Street West is located at the southwest corner of Dundas Street West and Beverley Street in the Kensington-Chinatown neighbourhood. It contains a two-and-a-half-storey house-form building constructed between 1903 and 1913, with a two-storey addition on the Beverley Street elevation, dating to the 1970s.

The property at 377 Dundas Street West has cultural heritage value as it meets the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

The subject property holds historical/associative value for its direct associations with the life and work of Jean Lumb. Along with her husband, Doyle, Lumb opened a restaurant called Kwong Chow in 1959, the same year that they moved into the house at 377 Dundas Street West. Kwong Chow was considered one of the “big four” Chinese restaurants in Toronto’s first Chinatown at mid-century. During the 1950s and 1960s, Lumb was also a strong advocate on behalf of the Chinese community at the national and local levels. She travelled to Ottawa to lobby for changes in discriminatory federal laws targeting Chinese immigration, which were ultimately eliminated by 1967. Her significance was formally recognized when she became the first Chinese Canadian woman to receive the Order of Canada in 1976.

Jean Lumb resided at 377 Dundas Street West when she led the Save Chinatown Committee, fighting to prevent the City’s expropriation of Chinatown properties in St. John’s Ward to make way for New City Hall and related urban renewal. Lumb’s house at the subject property served as a locus of efforts to preserve spaces for the Chinese community’s homes, businesses, and cultural activities from 1959 to 1973.

The subject property’s long side elevation on Dundas Street West retains a gabled roofline as well as brickwork indicating the former main entrance used by the Lumb family. Constructed after the Lumb’s departure in 1973, the brick addition on Beverley Street was constructed as a storefront for Tin’s Tavern, a Chinese restaurant, reflecting a local pattern of adapting residential buildings to accommodate Chinese businesses.



377 Dundas Street West as viewed from Dundas Street West, looking southwest (top) and looking south (bottom) (Heritage Planning, 2025).



377 Dundas Street West (outlined in red). Note: This location map is for information purposes only; the exact boundaries of the property are not shown (City of Toronto Mapping).

Listing Statement (Reasons for Inclusion)

Staff have undertaken research and evaluation for the property at 160 Huron Street and believe that the property has cultural heritage value or interest and meets at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject property may meet additional criteria, which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

Description: Located in the Kensington-Chinatown neighbourhood on the west side of Huron Street, 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 constructed c.1913-1914. Building B is a two-and-a-half-storey house-form building constructed c.1890, formerly detached and since integrated into the rear (west) elevation of Building A. Building C is a two-and-a-half-storey detached building constructed c.1890 that has historically been referred to as a stable. The alphabetical categorization of the buildings is for the purpose of clarification only and does not indicate any priority or hierarchy amongst them.

The property at 160 Huron Street has cultural heritage value as it meets the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

Constructed c.1913-1914, the subject property holds design and physical value as a representative example of an early-20th century apartment building type with design features representative of the Edwardian Classical style. The building was designed by the Hamilton-based architecture firm of Prack & Perrine, comprised of partners Bernard Herman Prack (1881-1962) and Ren B. Perrine (1873-1938). The property was historically known as "Mid-Maples" and was advertised as a "ladies residence." Its design value is reflected in its brick construction, raised basement level of rusticated stone, regular rhythm of window openings with stone lintels and sills, its height, massing, and rectangular plan that fronts onto the street with a symmetrical main (east) façade featuring two multi-storey projecting bays.

The property also contains two late 19th century residential buildings with design elements associated with the Queen Anne architectural style: a house form constructed c.1890 that was later integrated into the rear (west) façade of the apartment building; and a detached building constructed c.1890 at the rear (west) of the subject property, visible on Glasgow Street, that was historically referred to as a stable. The Queen Anne elements are reflected in the red brick construction (painted red), asymmetrical façades, cross-gable rooflines, bracketed eaves, segmental arch window openings with voussoirs, stone sills, and decorative brickwork and wood features.

Contextually, the property has value for maintaining and supporting the historic residential character of Huron Street, which is defined by its collection of late 19th and early 20th century low-rise residential building typologies featuring brick cladding and

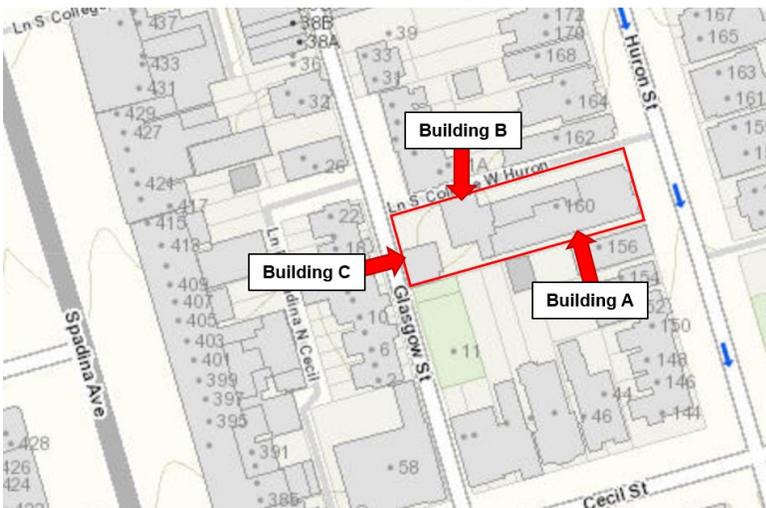
decorative window surrounds, and of Glasgow Street with its collection of low-rise, late 19th century residential buildings.



At left: 160 Huron Street looking southwest showing the east and north façades of Building A; Building B is visible at the rear (Heritage Planning, 2025). At right: Building C on Glasgow Street looking southeast (Heritage Planning, 2025).



At left: Building B east and north facades. At right: Building B north and west facades (Heritage Planning, 2025)



160 Huron Street (outlined in red). The c.1913-1914 apartment building is contained within Building A. The c.1890 house form is contained within Building B, and the c.1890 stable or coach house is contained within Building C. This location map is for information purposes only; the exact boundaries of the property are not shown (City of Toronto Mapping).

Listing Statement (Reasons for Inclusion)

Staff have undertaken research and evaluation for the property at 1 Edmund Gate and believe that the property has cultural heritage value or interest and meets at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject property may meet additional criteria, which could be informed by community engagement and determined through further research and evaluation.

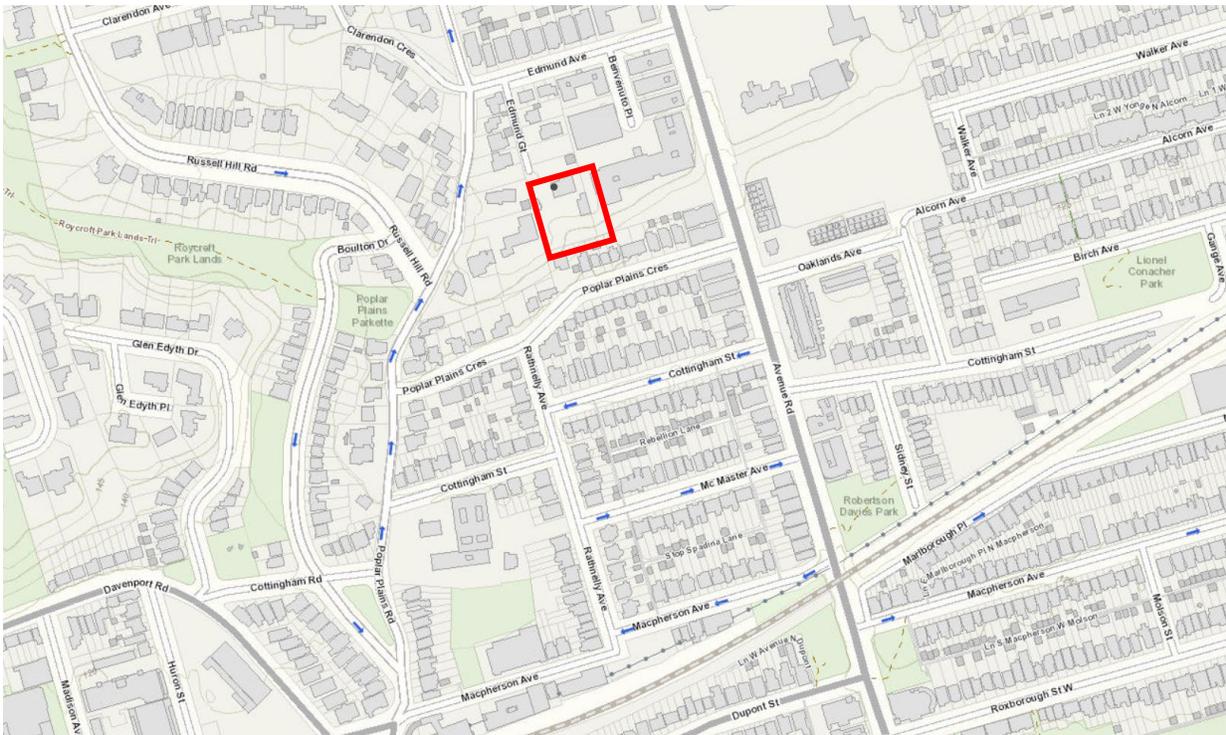
Listing Statement:

Description: 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 subject property at 1 Edmund Gate is a 1920s estate on a large lot containing 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.

The property at 1 Edmund Gate has cultural heritage value as it meets the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

The property has design and physical value as a fine and representative example an urban estate constructed in the early-20th century. The house and pavilion's Georgian Revival design with forecourt situated within a large, landscaped property with terraced gardens are characteristic of the urban estates constructed in Toronto in the early 20th century. The house has further value as a representative example of a Georgian Revival style residence. Characteristic of the style, the house features a restrained and dignified appearance with harmonic proportions. This is evidenced in its principal façade with its symmetrical design and centrally located entrance featuring a fanlight and columned portico with Greek and Roman elements.

The property also has value for its direct association with the prominent architect Donald Mackenzie Waters who designed the property in 1928. Waters' early work in the 1920s and 1930s drew heavily from his keen awareness of period architecture and is best known for his grand Georgian Revival homes during this period. An Honour Roll recipient by the Ontario Association of Architects, he was an early advocate of Ontario's architectural heritage, helping found the Architectural Conservancy of Ontario, and working on the restoration of Toronto's Fort York National Historic Site in 1934 and Grafton's Barnum House National Historic Site in 1940.



1 Edmund Gate (outlined in red). Note: This location map is for information purposes only; the exact boundaries of the property are not shown (City of Toronto Mapping).



Principal (west) elevation of 1 Edmund Gate (Heritage Planning, 2025).



View of entrance to 1 Edmund Gate from the private street (Heritage Planning, 2025).



View looking west towards the Georgian Revival Pavilion (Heritage Planning, 2025).



View looking north from the terraced gardens showing the south elevation and terrace (Heritage Planning, 2025).



View looking north from the terraced gardens showing the brick garden wall (Heritage Planning, 2025).