

**RE: NOTICE OF DECISION: SECTION 27 OF THE ONTARIO HERITAGE ACT -  
INCLUDE A PROPERTY ON A MUNICIPAL REGISTER  
409 HURON STREET, TORONTO  
WARD 11 – UNIVERSITY-ROSEDALE**

TAKE NOTICE that the Chief Planner has exercised delegated authority to include the property including the lands, buildings and structures thereon known municipally as 409 Huron Street under Part IV, Section 27 of the Ontario Heritage Act, R.S.O. 1990, c.O.18, as amended, on the City of Toronto's Heritage Register as a property of cultural heritage value or interest.

In accordance with Chapter 103 of the City of Toronto Municipal Code, the property meets at least two or more of the criteria prescribed in O. Reg 9/06 Criteria for Determining Cultural Heritage Value or Interest for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act, exceeding the minimum provincial requirement. The subject property may meet additional criteria which could be informed by community engagement and determined through further research and evaluation.

The "Reasons for Inclusion" are the result of a preliminary evaluation of the cultural heritage value or interest of the property and explain why the property is believed to have cultural heritage value and to meet two or more of the provincial criteria under O. Reg 9/06. This property will be further evaluated in accordance with O. Reg 9/06 for designation under the Ontario Heritage Act. If it is determined that the property merits designation, a statement of cultural heritage value, including a description of the heritage attributes, will be identified and prepared in compliance with the Ontario Heritage Act.

This decision also constitutes the notice being served to the Owner of the Property in accordance with the Ontario Heritage Act.

**Listing Statement (Reasons for Inclusion in the Heritage Register)**

Description of the Property

Located on the east side of Huron Street south of Bloor Street, the property at 409 Huron Street comprises an early twentieth-century, Queen Anne Revival style, two-and-a-half-storey, red-brick, detached house constructed in 1903.

The subject property is included on the Heritage Inventory of the University of Toronto St. George Campus Secondary Plan (Attachment 7), adopted by Council on July 23,

2018. It is adjacent to 371 Bloor Street West (University of Toronto Schools) and 407 Huron Street which are respectively listed and designated on the Heritage Register.

#### Cultural Heritage Value or Interest

The property located at 409 Huron Street has cultural heritage value as it meets the criteria under Ontario Regulation 9/06 of the Ontario Heritage Act.

The property at 409 Huron Street holds design value as a representative example of a Queen Anne Revival style house and features an asymmetrical façade and bay, hipped roof, and Dutch-gable dormer on the primary elevation. The subject property holds contextual value as it supports the early twentieth-century residential character and streetscape of Huron Street.

#### **Objection to the Inclusion on the Heritage Register**

Notice of an Objection to the Inclusion of the Property on the Heritage Register may be served on the City Clerk, Attention: Administrator, Secretariat, City Clerk's Office, Toronto City Hall, 2nd Floor West, 100 Queen Street West, Toronto, Ontario, M5H 2N2.; Email: [hertpb@toronto.ca](mailto:hertpb@toronto.ca).

The Notice of Objection to the Inclusion of the Property on the Heritage Register must set out the reason(s) for the objection, all relevant facts and contact information in accordance with subsection 27(7) of the Ontario Heritage Act and Chapter 103, Heritage, Article 7 of the Toronto Municipal Code.

#### **Restriction on Demolition or Removal**

TAKE NOTICE that the Owner of the Property shall not demolish or remove a building or structure on the Property or permit the demolition or removal of the building or structure unless the owner gives the City at least sixty days' notice in writing of the Owner's intention to demolish or remove the building or structure or to permit the demolition or removal of the building or structure in accordance with s. 27 of the Ontario Heritage Act and Chapter 103, Heritage, Article 7 of the Toronto Municipal Code.

If you have any questions, please contact Gary Miedema, Project Manager at [gary.miedema@toronto.ca](mailto:gary.miedema@toronto.ca) or at 416-338-1091.

Dated at the City of Toronto on May 11, 2023.

#### **Signed By**

Gregg Lintern, Chief Planner and Executive Director