



STAFF REPORT ACTION REQUIRED

395-405 Huron Street – Intention to Designate, Part IV, Ontario Heritage Act, Approval of Alterations to a Heritage Building, and Authority to Enter into a Heritage Easement Agreement.

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| Date: | June 22, 2007 |
| To: | Toronto Preservation Board Toronto and East York Community Council |
| From: | Director, Policy and Research, City Planning Division |
| Wards: | Trinity-Spadina – Ward 20 |
| Reference Number: | |

SUMMARY

This report recommends that City Council state its intention to designate the six properties at 395, 397, 399, 401, 403 and 405 Huron Street (Campus Co-op) under Part IV of the Ontario Heritage Act, approve alterations to the heritage buildings, and grant authority to enter into a heritage easement agreement for the subject properties.

As representative examples of late 19th century residential architecture, the house form buildings contribute to the character of the neighbourhood adjoining the University of Toronto campus. Campus Co-op was founded in the 1930s and remains the oldest continuously operating co-operative housing organization in Canada.

The applicant is proposing to remove the existing surface parking lot located at the rear of the existing heritage buildings and construct new rear additions and a courtyard. The existing coach houses containing the Coach House Press will remain and will be severed off as a separate parcel at a later date.

RECOMMENDATIONS

The City Planning Division recommends that

1. City Council include the five properties at 395, 397, 399, 403 and 405 Huron Street (Campus Co-op) on the City of Toronto Inventory of Heritage Properties;
2. City Council state its intention to designate the six properties at 395, 397, 399, 401, 403 and 405 Huron Street (Campus Co-op) under Part IV of the Ontario Heritage Act;
3. If there are no objections to the designations in accordance with Section 26(6) of the Ontario Heritage Act, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the *Ontario Heritage Act*;
4. If there are any objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designations to the Conservation Review Board; and
5. The alterations to the heritage buildings at 395, 397, 399, 401, 403 and 405 Huron Street (Campus Co-op) be approved substantially in accordance with the plans by Hariri Pontarini Architects (Attachment No. 4) on file with the Manager of Heritage Preservation Services, subject to the owner:
 - a. Prior to final site plan approval:

entering into a Heritage Easement Agreement with the City for the retained and restored section of the heritage buildings located at 395, 397, 399, 401, 403, and 405 Huron Street (Campus Co-op);

providing a Conservation Plan for the restoration of the heritage buildings located at 395, 397, 399, 401, 403, and 405 Huron Street (Campus Co-op), satisfactory to the Manager, Heritage Preservation Services;

providing a landscape plan for the subject property;
 - b. Prior to the issuance of any building permit for the heritage buildings located at 395, 397, 399, 401, 403, and 405 Huron Street (Campus Co-op), including a permit for the demolition, excavation, and/or shoring of the subject property:

providing a letter of credit, in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure all work included in the Conservation Plan;

providing a record of the as-found condition of the heritage buildings located at 395, 397, 399, 401, 403, and 405 Huron Street (Campus Co-op);

- providing final plans satisfactory to the Manager of Heritage Preservation Services;
- c. Prior to release of the Letter of Credit:
- providing and implementing an Interpretation Program for the heritage building located at 395, 397, 399, 401, 403, and 405 Huron Street (Campus Co-op), satisfactory to the Manager of Heritage Preservation Services;
6. Authority be granted by City Council to execute a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 395, 397, 399, 401, 403, and 405 Huron Street (Campus Co-op); using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Chief Planner and Executive Director, City Planning Division;
7. The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Financial Impact

There are no financial implications resulting from the adoption of this report. The public Notice of Intention to Designate will be advertised on the City's web site in accordance with the City of Toronto Act provisions.

ISSUE BACKGROUND

A development proposal for the six properties at 395, 397, 399, 401, 403 and 405 Huron Street involves the construction of an infill building at the rear (east) of the three pairs of semi-detached houses owned by Campus Co-op, a not-for-profit housing co-operative led by University of Toronto students. Following research and evaluation, staff have determined that the properties merit inclusion on the City of Toronto Inventory of Heritage Properties and designation under Part IV of the Ontario Heritage Act. The property at 401 Huron Street was previously included on the City's heritage inventory, but only the coach houses (with additions) at the rear of the site were identified as heritage attributes.

The properties have cultural heritage value as representative examples of late 19th century house form buildings that contribute to the residential character of Huron Street and are historically associated with Campus Co-op.

COMMENTS

The six properties at 395-405 Huron Street are worthy of designation under Part IV of the Ontario Heritage Act for their cultural heritage value or interest, and meet the criteria for municipal designation prescribed by the Province of Ontario. Located on the east side of Huron Street, south of Bloor Street West, the three pairs of semi-detached house form buildings (1890) are well-designed examples of late 19th century residential housing that contribute to the character of the area adjoining the University of Toronto campus. Historically, the properties are notable for their association with Campus Co-op, a not-for-profit student-led co-operative housing service that has provided accommodation for University of Toronto students since 1936.

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached. The Reasons for Designation (Attachment No. 3) are intended to be posted on the City of Toronto's web site and served on the owner of the property and the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act. The Reasons for Designation include a statement of the cultural heritage value of the properties with descriptions of their heritage attributes.

Proposal

The applicant is proposing four storey additions at the rear of the three existing semi-detached structures on the subject property. The new additions will provide additional accommodation and new common space for residents of Campus Co-op. The existing surface asphalt parking lot will be removed and no new parking is to be provided.

Heritage Comments

The new additions are respectful to the character and heritage attributes of the existing residences. The additions have been designed in a manner that addresses the heritage buildings as the primary structure on the lot and the property's contribution to the streetscape along Huron Street. The additions have flat roofs and as such, are lower than the ridge of the heritage structure's pitched roof. Each addition is slightly indented where it meets the heritage buildings in order to properly define the connection between the two buildings. Overall, staff is satisfied with the configuration of the new additions and how they relate to the heritage buildings.

A new courtyard is proposed between the rear of the additions and the existing coach houses at the rear of the property. The court yard will provide an attractive context for the coach houses and is an improvement over the existing asphalt parking lot.

Overall, staff is satisfied with the proposed additions and the improvement to the property associated with the development. The designation of the property under Part IV of the Ontario Heritage Act and the execution of a heritage easement agreement will ensure the long-term protection of the heritage buildings on the property.

CONTACT

Denise Gendron
Manager, Heritage Preservation Services
Tel: 416-338-1075
Fax: 416-392-1973

SIGNATURE

Barbara Leonhardt
Director, Policy & Research

ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photographs
Attachment No. 3 – Reasons for Designation
Attachment No. 4 – Permitted Alterations