

July 13, 2007

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: 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 (Ward 20 Trinity-Spadina)

Recommendations:

The Toronto Preservation Board recommended to the Toronto and East York Community Council 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), which includes the demolition of the Coach House at the rear of 397 Huron Street, 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;

- d. The aforementioned requirements as they apply to the lands of the Campus Co-op and the Coach House Press will be dealt with separately in a manner 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.**

Background:

The Toronto Preservation Board on July 12, 2007, considered the report (June 22, 2007) from the Director, Policy and Research, City Planning Division.

David Pontarini declared an interest in this matter in that his Firm are the Architects for the project which includes cleaning up and incorporating the existing houses into the overall project.

The following persons addressed the Toronto Preservation Board:

- Cynthia MacDougall, McCarthy Tétrault; and
- Michael McClelland, E.R.A. Architects Inc.

City Clerk

Colleen O'Neill/mh

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