



**STAFF REPORT  
ACTION REQUIRED**

**80 bpNichol Lane (at the rear of 401, 403 and 405 Huron Street) – Intention to Designate, Section 29, Part IV, Ontario Heritage Act and Authority for Heritage Easement Agreement**

<b>Date:</b>	March 11, 2008
<b>To:</b>	Toronto Preservation Board Toronto and East York Community Council
<b>From:</b>	Director, Policy and Research, City Planning Division
<b>Wards:</b>	Trinity-Spadina – Ward 20
<b>Reference Number:</b>	

**SUMMARY**

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This report recommends that City Council state its intention to designate the property at 80 bpNichol Lane (at the rear of 401, 403 and 405 Huron Street) under Part IV, Section 29 of the Ontario Heritage Act and grant authority to enter into a heritage easement agreement with the property owner. The property, which contains two coach houses associated with Coach House Books, was listed on the City of Toronto Inventory of Heritage Properties in 2004.

This report replaces the report named “401R Huron Street – Intention to Designate, Part IV, Section 29, Ontario Heritage Act and Authority for a Heritage Easement Agreement” (January 30, 2008) that was on the agenda for the meeting of the Toronto Preservation Board scheduled for February 28, 2008. That meeting was cancelled, and the replacement report corrects the address of the property and make changes to the Reasons for Designation.

**RECOMMENDATIONS**

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**The City Planning Division recommends that**

1. City Council state its intention to designate the property at 80 bpNichol Lane (at the rear of 401, 403 and 405 Huron Street and known as Coach House Books) under Part IV, Section 29 of the Ontario Heritage Act;

2. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act;
3. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Conservation Review Board; and
4. Authority be granted by City Council for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owners of the property at 80 bpNichol Lane (at the rear of 401, 403 and 405 Huron Street).

### **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.

### **DECISION HISTORY**

A report recommending that City Council state its intention to designate the property identified as 401R Huron Street under Part IV, Section 29 of the Ontario Heritage Act and to grant authority for a heritage easement agreement was on the agenda for the Toronto Preservation Board meeting scheduled for February 28, 2008. That meeting was cancelled, and the report has been revised to correct the municipal address of the property and to make changes to the Reasons for Designation (Attachment No. 3).

### **ISSUE BACKGROUND**

The property at 80 bpNichol Lane (at the rear of 401, 403 and 405 Huron Street) was included on the City of Toronto Inventory of Heritage Properties in 2004. The site, which is accessed from bpNichol Lane, contains two former coach houses that were constructed behind the residential buildings on Huron Street. Coach House Books is the long-term occupant of the property.

As part of a development application affecting the six properties at 395-405 Huron Street that comprise Campus Co-op, the rear (east) portion of the property that is now known as 80 bpNichol Lane will be severed from the properties at 401, 403 and 405 Huron Street. The property at 80 bpNichol Lane is owned by Campus Co-op, which has agreed to the designation of the property under Part IV, Section 29 of the Ontario Heritage Act and to enter into a heritage easement agreement with the City of Toronto.

### **COMMENTS**

The property at 80 bpNichol Lane (at the rear of 401, 403 and 405 Huron Street) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual

value. The site contains two coach houses that have been the location since the 1960s of the independent Canadian publisher, Coach House Books.

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 property owners 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 property with a description of its heritage attributes.

## **CONTACT**

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## **SIGNATURE**

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Director, Policy and Research  
City Planning Division

## **ATTACHMENTS**

Attachment No. 1: Location Map  
Attachment No. 2: Photographs  
Attachment No. 3: Reasons for Designation