

**395-405 Huron Street and 80 bpNichol Lane –
Amendments to Reasons for Designation and Passage
of Designating By-laws under Part IV, Section 29 of the
Ontario Heritage Act**

Date:	October 28, 2009
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 amend the Reasons for Designation for the properties at 395-405 Huron Street (Campus Co-op) as adopted by Council at its meeting of December 12 and 13, 2007, amend the Reasons for Designation for the property at 80 bpNichol Lane (Coach House Books) as adopted by Council at its meeting of May 26 and 27, 2008, and that Council pass the by-laws designating the properties at 395-405 Huron Street and 80 bpNichol Lane under Part IV, Section 29 of the Ontario Heritage Act.

Following its meeting of December 12 and 13, 2007, City Council served notice of its intention to designate the properties at 395-405 Huron Street under Part IV, Section 29 of the Ontario Heritage Act. On February 15, 2008, the University of Toronto submitted an objection to the notice of intention to designate and the matter was referred to the Conservation Review Board. In a letter dated July 15, 2008, the university also objected to Council's notice of intention to designate the adjoining property at 80 bpNichol Lane, which followed the Council meeting of May 26 and 27, 2008 and was referred to the Conservation Review Board. The University of Toronto has agreed to withdraw its two objections subject to minor revisions to the original Reasons for Designations (Attachments Nos. 3A and 3B) and their replacement by the Revised Reasons for Designation (Attachments Nos. 4A and 4B).

Heritage Preservation Services is satisfied that the revised Reasons for Designation will ensure that the properties' cultural heritage values and attributes are preserved.

RECOMMENDATIONS

The City Planning Division recommends that

1. City Council adopt the revised Reasons for Designation for the properties at 395-405 Huron Street (Campus Co-op) as set out in Attachment No. 4A of this report.
2. City Council adopt the revised Reasons for Designation for the property at 80 bpNichol Lane (Coach House Books) as set out in Attachment No. 4B of this report.
3. Upon receipt of the University of Toronto's withdrawal of its notices of objection to the proposed designations of the properties at 305-405 Huron Street and 80 bpNichol Lane, the City Solicitor be authorized to introduce the bills in Council with the amended Reasons for Designation as set out in Attachments Nos. 4A and 4B, designating the properties under Part IV, Section 29 of the Ontario Heritage Act.

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

The properties at 395-405 Huron Street were listed on the City of Toronto Inventory of Heritage Properties in December 2007, at which time Council also recommended the designation of the properties under Part IV, Section 29 of the Ontario Heritage Act, approved alterations to the heritage buildings, and granted authority for a heritage easement agreement with Campus Co-op. The approved alterations included the construction of new rear (east) additions to the Campus Co-op Houses and the provision of a courtyard on the existing surface parking lot behind the heritage buildings, as well as the severance of the rear portion of the site with two existing coach houses containing Coach House Books.

The coach houses, located to the rear of 401 Huron Street on property that is now identified as 80 bpNichol Lane, were included on the City's heritage inventory in 2004. In May 2008, Council stated its intention to designate the site and granted authority to enter into a heritage easement agreement with Coach House Books.

ISSUE BACKGROUND

In letters dated February 15, 2008 and July 15, 2008, the University of Toronto objected to the proposed designations of 395-405 Huron Street and 80 bpNichol Lane, respectively, and the matters were referred to the Conservation Review Board. In both letters, the university advised that "the Properties are located within The University of Toronto Area and therefore, the designation of the Properties on the grounds of contextual value would have a direct impact on properties owned by the University of

Toronto. The University of Toronto does not object to the heritage designation of the Properties, provided that the designation is not on a contextual value basis.”

In discussions between the City and the University of Toronto, it was agreed that minor revisions to the Reasons for Designations would address the university’s concerns while preserving the properties’ heritage values and attributes. With these revisions, the University of Toronto has agreed to withdraw its objections to the designations of the properties at 395-405 Huron Street and 80 bpNichol Lane, allowing the designating by-laws to be passed.

COMMENTS

At the request of the University of Toronto and with the agreement of staff, the Reasons for Designation for the properties at 395-405 Huron Street (Campus Co-op) have undergone two revisions. The original Reasons for Designation are attached (Attachment No. 3A) with the revisions struck out and the new wording highlighted with bold text. The revised Reasons for Designation for the designating by-law are found in Attachment No. 4A and will be included in the designating by-law.

For Campus Co-op, the references to the contextual value of the properties remain, but the language has been changed to reflect the buildings’ functional link to their surroundings within the university campus precinct and adjoining the university buildings that front onto George Street. The remainder of the text remains unchanged, including the list of heritage attributes for the three pairs of semi-detached house form buildings that comprise Campus Co-op.

The Reasons for Designation for 80 bpNichol Lane (Coach House Books) have undergone similar revisions that affect the statement of cultural heritage value as it relates to the contextual significance of the properties. The original Reasons for Designation that are found in Attachment No. 3B show the revisions struck out, with the new wording highlighted in bold. Attached as Attachment No. 4B, the revised Reasons for Designation will be included in the designating by-law.

In the statement of cultural heritage value for Coach House Books, the references to contextual value have been revised to reflect the functional relation of the buildings to their surroundings within the university precinct. The heritage attributes of the coach houses and the remainder of the text are identical to those identified in the original reasons.

With these minor revisions to the Reasons for Designation, the properties at 395-405 Huron Street and 80 bpNichol Lane still meet the criteria for municipal designation prescribed by the Province of Ontario in Regulation 9/06. To warrant designation under Part IV, Section 29 of the Ontario Heritage Act, a property must meet “one or more” of the criteria under any of, but not necessarily all of the categories of Design/Physical Value, Historical/Associative Value and Contextual Value. The properties 395-405 Huron Street and 80 bpNichol Lane retain their cultural heritage values under all three categories as stated in the revised Reasons for Designation.

The location maps and photographs show the sites and appearances of the Campus Co-op Houses at 395-405 Huron Street (Attachments Nos. 1A and 2A) and the coach houses affiliated with Coach House Books at 80 bpNichol Lane (Attachments Nos. 1B and 2B).

CONTACT

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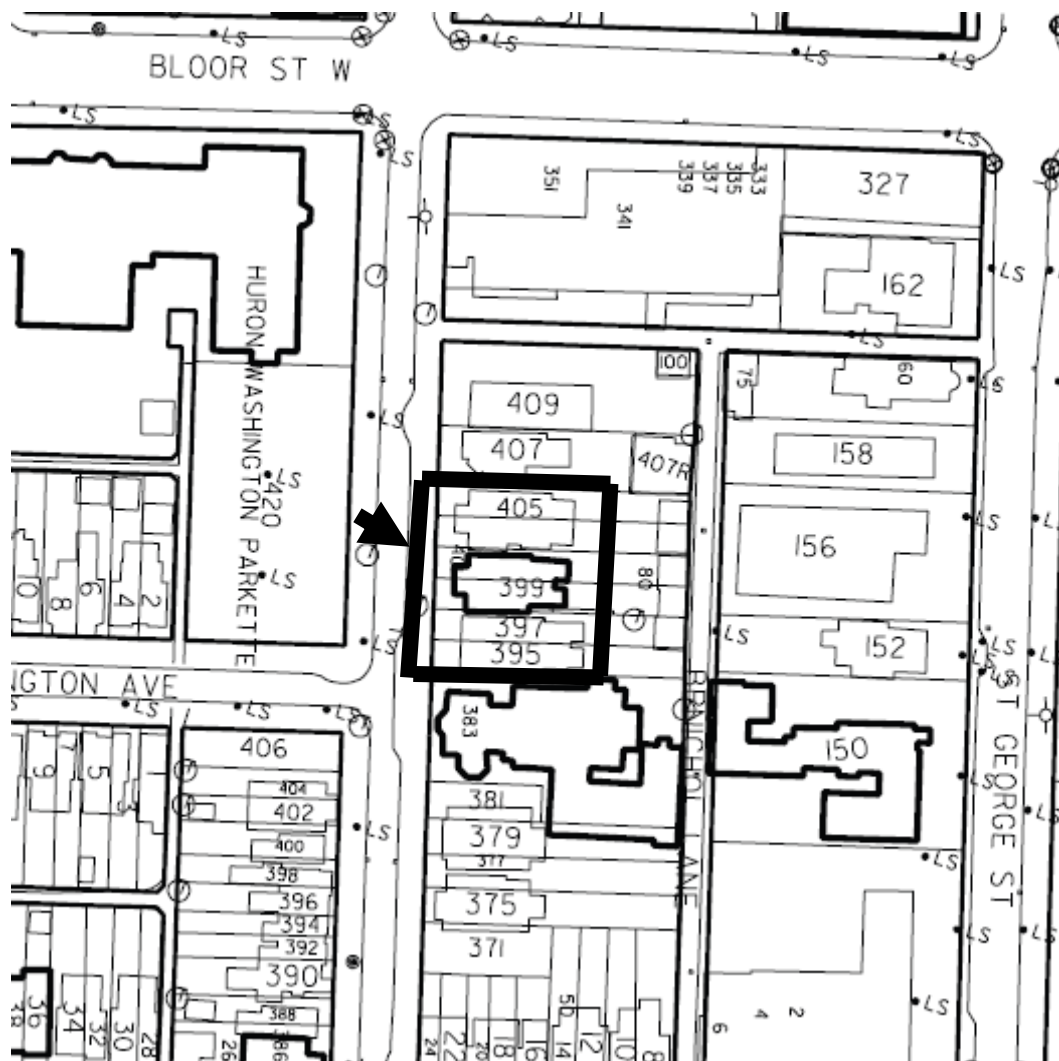
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Barbara Leonhardt
Director, Policy and Research
City Planning Division

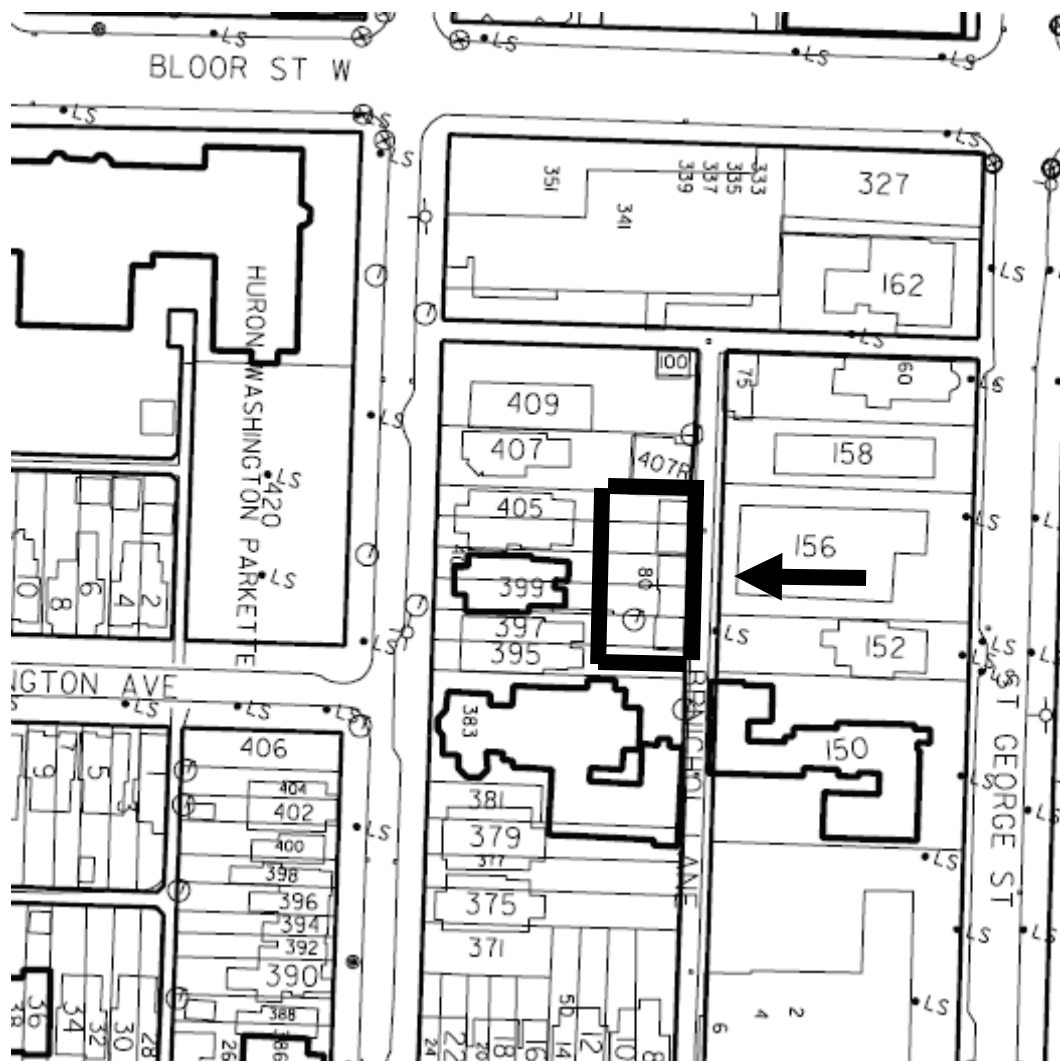
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ATTACHMENTS

Attachment No. 1A – Location Map (395-405 Huron Street)
Attachment No. 1B – Location Map (80 bpNichol Lane)
Attachment No. 2A – Photographs (395-405 Huron Street)
Attachment No. 2B – Photographs (80 bpNichol Lane)
Attachment No. 3A – Original Reasons for Designation (395-405 Huron Street)
Attachment No. 3B – Original Reasons for Designation (80 bpNichol Lane)
Attachment No. 4A – Revised Reasons for Designation (395-405 Huron Street)
Attachment No. 4B – Revised Reasons for Designation (80 bpNichol Lane)



This location map is for information purposes only;
the exact boundaries of the properties are not shown.



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the exact boundaries of the properties are not shown.



395-397 Huron Street



399-401 Huron Street



403-405 Huron Street



North Coach House: east wall facing bpNichol Lane



South Coach House: east wall facing bpNichol Lane

Campus Co-op

Description

The six properties at 395, 397, 399, 401, 403 and 405 Huron Street are worthy of designation under Part IV of the *Ontario Heritage Act* for their cultural heritage value, and meet the criteria for municipal designation under the three categories of design or physical value, historical or associative value, and contextual value. Located on the east side of Huron Street, south of Bloor Street West, the properties contain three pairs of semi-detached house form buildings that were completed in 1890, although several remained vacant for a number of years. According to the tax assessment rolls, the houses were originally owned by William White, a builder who occupied #399 and presumably constructed the residences. Campus Co-op purchased #403 Huron Street in 1952. The organization added the remaining houses in the 1960s, apart from #405 Huron, which was acquired in 1990.

Statement of Cultural Heritage Value

The cultural heritage value of the properties at 395-405 Huron Street relates to their design or physical value as well-designed examples of late 19th century residential buildings **typical of this period in Toronto**. The designs of the houses were inspired by Gothic Revival and Italianate styling, which were popular for residential architecture during this period.

The house form buildings have historical value for their direct association with Campus Co-op, a not-for-profit student-led co-operative housing service that provides accommodation for ~~University of Toronto~~ **university** students. The organization dates to 1936, when it was founded by four students at the University of Toronto who were inspired by principles of the co-operative workers' movement introduced in Rochdale, England in the mid 1800s. The current offices of Campus Co-op are located at #395 Huron.

~~The Campus Co-op houses contribute contextually to Huron Street by supporting the character of the area as it developed as a residential neighbourhood along the west edge of the University of Toronto campus~~ **have contextual value because they are functionally linked to their surroundings within the University of Toronto campus precinct**. Directly south of the properties, St. Thomas's Anglican Church (1892) at #383 Huron is a local landmark that is designated under Part IV of the *Ontario Heritage Act*. **Much of the surrounding built form context is made up of properties related to the University of Toronto's residential, administrative and academic functions.**

Heritage Attributes

The semi-detached houses feature almost identical designs, apart from the roof detailing on #403-405 Huron. The heritage attributes of the Campus Co-op houses relating to their design or physical value as well-designed examples of late 19th century residential buildings are found on the exterior walls, with particular attention to the principal (west) facades, and the roofs above, consisting of:

- The 2½-storey plans covered by hipped roofs with brick chimneys, gabled dormers with carved wood trim and, on the west ends of the roofs, pairs of gables with wood bargeboard and decorative detailing
- Above stone bases with window openings, the red brick cladding with brick, stone and wood trim
- The organization of the principal (west) facades, with the main entrances inset in the centre of the wall with flat-headed window openings above; the two-storey open verandahs protecting the entries (the verandahs have been altered); under the gables, the two-storey three-sided bay windows with flat-headed window openings (the windows in the lower storey have transoms), stone sills, linked lintels over the first-floor openings, and brick flat-arches with keystones over the second-storey openings; the decorated three-part window openings in the attic level on #395-397 and #399-401 Huron; and, the decorated two-part window openings in the attic level on #403-405
- On the side elevations (north and south), the portions of the side elevations covered by the hipped roofs and featuring decorative brickwork and flat-headed window openings

Not visible from Huron Street, the rear (east) walls of the Campus Co-op houses, which are covered by flat roofs, and the east additions are not included in the Reasons for Designation.

Original Reasons for Designation (2007), showing the original wording struck out and the revisions highlighted in bold text, to be replaced by the Revised Reasons for Designation (2009)

Coach House Books

Description

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 surviving coach houses that were constructed behind the house form buildings on Huron Street. The north coach house was built behind the residences at 403 and 405 Huron Street by 1890 when it was illustrated on Goad's Fire Insurance Atlas. According to the 1912 Atlas updated to 1913, the south coach house was in place behind the property at 401 Huron. As the location of Coach House Books, the north and south coach houses were included on the City of Toronto Inventory of Heritage Properties in 2004.

Statement of Cultural Heritage Value

The north and south coach houses have design value as representative examples of late 19th century outbuildings. They were associated with the large-scale house form buildings that were constructed along Huron Street as part of an upscale residential neighbourhood south of Bloor Street West. The coach houses were built behind the semi-detached houses at 401, 403 and 405 Huron Street, which are now part of the group of properties occupied by Campus Co-op and recognized on the City's heritage inventory. The two coach houses now form part of the complex of interconnected buildings occupied by Coach House Books.

The property has associative value as the setting of Coach House Books, the independent publisher and printer of Canadian post-modern literature. Founded in 1965, the company has published hundreds of distinctive Canadian books, periodicals, posters, post cards, and other print material, including works by celebrated Canadian authors such as Michael Ondaatje, Anne Michaels, Guy Maddin and the late bpNichol (Barrie Phillip Nichol, 1944-1988), for whom the laneway is named. Excluding the ground floor of the north coach house, these buildings have been maintained and operated by Coach House Books for over 40 years.

~~Contextually, The north and south coach houses extend along the west side of bpNichol Lane, south of Bloor Street West, where they support the character of the residential neighbourhood. The site is part of an enclave of heritage properties that are associated with the historical development of the area and recognized on the City's heritage inventory, with the William Crowther House (1889) at 150 St. George Street, the Campus Co-op Houses (1890) at 395-405 Huron Street, and St. Thomas's Anglican Church~~

~~(1892) at 383 Huron Street.~~ **where they have contextual value because they are functionally linked to their surroundings within the University of Toronto campus precinct. The coach houses contribute to the understanding of the original functions of the residential buildings at 401 to 405 Huron Street. They are good examples of the typology of outbuildings associated with house form buildings, including those originally located along St. George Street. The historical lane context has subsequently evolved to include and support a variety of building uses.**

Heritage Attributes

The heritage attributes of the north and south coach houses related to their design, associative and contextual value as outbuildings occupied by Coach House Press that contribute to the Huron Street neighbourhood are:

North Coach House

- The scale, form and massing
- The 1½-storey rectangular plan
- The red brick cladding, with brick and wood detailing
- The gable roof with slate cladding and, on the east and west slopes, oversized gabled wall dormers
- On the east elevation facing bpNichol Lane, the oversized segmental-arched window openings in the upper storey with brick flat arches and wood detailing, and the stable door openings in the lower floor
- On the west elevation facing Huron Street, the single door opening in the right (south) bay, where a paneled wood door is surmounted by a glass transom and a brick flat arch

South Coach House

- The scale, form and massing
- The 1½-storey rectangular plan
- The red brick cladding, with brick and wood detailing
- The gable roof with slate cladding, a dormer on the east slope and, at the midpoint of the ridge line, a decorative wood roof ventilator
- On the east elevation facing bpNichol Lane, the single oversized flat-headed window opening in the upper storey with a brick flat arch and wood detailing
- On the west elevation facing Huron Street, the single-storey door opening in the left (north) bay, with a brick flat arch and a paneled wood door with round-headed glass inserts

Excluded from the Reasons for Designation are the single-storey flat-roofed building attached to the south wall of the south coach house (which was built as the coach house for 399 Huron Street and subsequently altered), the single-storey flat-roofed addition at

the south end of the latter building, and the wood structure currently linking the north and south coach houses at the second-storey level.

Original Reasons for Designation (2008), showing the original wording struck out and the revisions highlighted in bold text, to be replaced by the Revised Reasons for Designation (2009)

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Description

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The house form buildings have historical value for their direct association with Campus Co-op, a not-for-profit student-led co-operative housing service that provides accommodation for university students. The organization dates to 1936, when it was founded by four students at the University of Toronto who were inspired by principles of the co-operative workers' movement introduced in Rochdale, England in the mid 1800s. The current offices of Campus Co-op are located at #395 Huron.

The Campus Co-op houses have contextual value because they are functionally linked to their surroundings within the University of Toronto campus precinct. Directly south of the properties, St. Thomas's Anglican Church (1892) at #383 Huron is a local landmark that is designated under Part IV of the *Ontario Heritage Act*. Much of the surrounding built form context is made up of properties related to the University of Toronto's residential, administrative and academic functions.

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- On the side elevations (north and south), the portions of the side elevations covered by the hipped roofs and featuring decorative brickwork and flat-headed window openings

Not visible from Huron Street, the rear (east) walls of the Campus Co-op houses, which are covered by flat roofs, and the east additions are not included in the Reasons for Designation.

The Revised Reasons for Designation (2009) are intended to replace the original Reasons for Designation (2007)

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