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ONTARIO HERITAGE TRUST



City Clerk's Office

AUG 20 2019

RECEIVED

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Ellen Devlin
Toronto and East York Community Council
City Hall, 2nd Floor, West
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Toronto, Ontario M5H 2N2

Ulli S. Watkiss
City Clerk

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
80 bpNICHOL LANE
CITY OF TORONTO, PROVINCE OF ONTARIO
NOTICE OF PASSING OF BY-LAW 1141-2019**

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario, M5C 1J3

Take notice that the Council of the City of Toronto has passed By-law 1141-2019 to designate 80 bpNichol Lane (University-Rosedale, Ward 11) as being of cultural heritage value or interest.

Dated at Toronto this 22nd, day of August, 2019.

A handwritten signature in cursive script, appearing to read 'U. Watkiss'.

for Ulli S. Watkiss
City Clerk

Authority: Toronto and East York Community Council
Item TE31.8, as adopted by City of Toronto Council on
February 22 and 23, 2010



CERTIFIED TRUE COPY
Ulli S. Watkiss, City Clerk

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2019-07-26

CITY OF TORONTO

BY-LAW 1141-2019

To designate the property at 80 bpNichol Lane as being of cultural heritage value or interest.

Whereas the Ontario Heritage Act authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 80 bpNichol Lane as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the lands and premises known as 80 bpNichol Lane and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act; and

Whereas one notice of objection was served upon the Clerk of the municipality and has since been withdrawn; and

Whereas the reasons for designation are set out in Schedule A to this By-law;

The Council of the City of Toronto enacts:

1. The property at 80 bpNichol Lane, more particularly described in Schedule B attached to this By-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this By-law to be registered against the property described in Schedule B to this By-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this By-law to be served upon the owners of the property at 80 bpNichol Lane and upon the Ontario Heritage Trust and to cause notice of this By-law to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act.

Enacted and passed on July 18, 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE A**STATEMENT OF SIGNIFICANCE
REASONS FOR DESIGNATION****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.

The north and south coach houses extend along the west side of bpNichol Lane, south of Bloor Street West, 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 80 bpNichol Lane 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.

SCHEDULE B

LEGAL DESCRIPTION

PIN 21211-0124 (LT)

PART LOT 3, PLAN 18E TORONTO, DESIGNATED AS PART 12 ON PLAN 66R23543

PIN 21211-0126 (LT)

PART OF LOT 4, PLAN 18E TORONTO, DESIGNATED AS PART 24 ON PLAN 66R-23543

PIN 21211-0128 (LT)

PART OF LOT 5, PLAN 18E TORONTO, DESIGNATED AS PART 38 ON PLAN 66R-23543

PIN 21211-0130 (LT)

PART OF LOT 6, PLAN 18E TORONTO, DESIGNATED AS PARTS 47 AND 48 ON PLAN 66R-23543

City of Toronto and Province of Ontario Land Titles Division of the Toronto Registry Office
(No. 66)