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City Clerk's Office

Ulli S. Watkiss
City Clerk

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ONTARIO HERITAGE TRUST

AUG 27 2019

RECEIVED

IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
395-405 HURON STREET

CITY OF TORONTO, PROVINCE OF ONTARIO

NOTICE OF PASSING OF BY-LAW 1156-2019

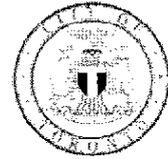
ONTARIO HERITAGE TRUST
10 ADELAIDE STREET EAST
TORONTO, ON M5C 1J3

Take notice that the Council of the City of Toronto has passed By-law 1156-2019 to designate 395-405 Huron Street (University-Rosedale, Ward 11) as being of cultural heritage value or interest.

Dated at Toronto this 26th day of August, 2019.

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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CITY OF TORONTO

BY-LAW 1156-2019

2019-07-26

To designate the property at 395-405 Huron Street 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 395-405 Huron Street 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 395-405 Huron Street 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Whereas one notice of objection was served upon the Clerk of the municipality and has since been withdrawn; and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 395-405 Huron Street, 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 395-405 Huron Street 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 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 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. East of the properties, several university colleges, academic buildings and fraternities are situated with frontage on St. George Street, a major artery within the University of Toronto area.

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 395-405 Huron Street 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.

SCHEDULE B

LEGAL DESCRIPTION

PIN 21211-0118 (LT)
LT 1 PL 18E TORONTO

PIN 21211-0119 (LT)
LT 2 PL 18E TORONTO

PIN 21211-0125 (LT)
PART LOT 3 PLAN 18E DESIGNATED AS PARTS 9, 10, 11 & 13-21 INCLUSIVE PLAN
66R23543

PIN 21211-0127(LT)
PART LOT 4 PLAN 18E DESIGNATED AS PARTS 22, 23 & 25-31 INCLUSIVE PLAN
66R23543

PIN 21211-0129 (LT)
PART LOT 5 PL 18E DESIGNATED AS PARTS 32-37 INCL. & 39-42 INCL. PLAN 66R23543

PIN 21211-0131 (LT)
PART LOT 6 PL 18E DESIGNATED AS PARTS 43-46 INCL. & 49-52 INCL. PLAN 66R23543

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