

Consolidated Clause from Report No. 1 of the Toronto South Community Council, as adopted by the Council of the City of Toronto at its meeting held on March 1, 2 and 3, 2004.

**6a**

**Inclusion of Properties on the City of Toronto  
Inventory of Heritage Properties - Uno Prii Survey  
(Trinity-Spadina, Ward 20; St. Paul's Ward 22; and  
Toronto Centre-Rosedale, Ward 27)**

*(City Council on March 1, 2 and 3, 2004, adopted this Clause, without amendment.)*

(City Council on January 27, 28 and 29, 2004, deferred consideration of this Clause to the next regular meeting of City Council scheduled to be held on March 1, 2004.)

**The Toronto South Community Council recommends that:**

- (1) the report (September 4, 2003) from the Commissioner of Economic Development, Culture and Tourism be amended by:**
  - (a) deleting the words “and the landscaped grounds”, and replacing them with the words “in its setting” in Paragraph 2 of Attachment No. 3, entitled “Prince Arthur Towers 20 Prince Arthur Avenue”, and**
  - (b) deleting the word “blue” in Paragraph 2 of Attachment No. 3, entitled “11 Walmer Road”,**
- (2) City Council include on the City of Toronto Inventory of Heritage Properties the following properties designed by the important Toronto architect, Uno Prii:**
  - (i) 425 Avenue Road**
  - (ii) 485 Huron Street**
  - (iii) 20 Prince Arthur Avenue (as amended by Recommendation No. 1(a))**
  - (iv) 666 Spadina Avenue**
  - (v) 100 Spadina Road**
  - (vi) 11 Walmer Road (as amended by Recommendation No. 1(b))**
  - (vii) 35 Walmer Road**
  - (viii) 44 Walmer Road; and**
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.**

The Toronto South Community Council reports having deferred consideration of:

- (1) the property at 300 Eglinton Avenue East Toronto Preservation Board to permit the Commissioner of Economic Development, Culture and Tourism to have further discussions with the owner; and
- (2) the property at 77 Elm Street until its meeting to be held on April 7, 2004.

**The Toronto South Community Council submits the report (September 4, 2003) from the Commissioner of Economic Development, Culture and Tourism:**

Purpose:

This report recommends that 16 properties designed by the important Toronto architect Uno Prii be included on the City of Toronto Inventory of Heritage Properties.

Financial Implications and Impact Statement:

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

Recommendations:

It is recommended that:

- (1) City Council include on the City of Toronto Inventory of Heritage Properties the following 16 properties designed by the important Toronto architect, Uno Prii:
  - (i) 425 Avenue Road
  - (ii) 300 Eglinton Avenue East
  - (iii) 77 Elm Street
  - (iv) 141 Erskine Avenue
  - (v) 190 Exbury Road
  - (vi) 195 Exbury Road
  - (vii) 485 Huron Street
  - (viii) 2335 Jane Street
  - (ix) 2415 Jane Street
  - (x) 2425 Jane Street
  - (xi) 20 Prince Arthur Avenue
  - (xii) 666 Spadina Avenue
  - (xiii) 100 Spadina Road
  - (xiv) 11 Walmer Road
  - (xv) 35 Walmer Road
  - (xvi) 44 Walmer Road; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

### Background:

At its meeting of June 7, 2001, the Toronto Preservation Board passed a motion that a list be compiled of buildings in the City of Toronto designed by Toronto architect Uno Pii for potential inclusion on the City of Toronto Inventory of Heritage Properties. Beginning in the summer of 2001, a student from the University of Toronto's Faculty of Architecture Landscape and Design assisted Culture Division staff with the Uno Pii Survey. Ms. Silvia Pii provided material from her late husband's collection, including a list of his favourite projects. Because Uno Pii designed numerous buildings during his lengthy career, this list was used as the basis for the study.

### Comments:

Because of the lack of staff resources, additional research was not completed until 2003. Culture Division staff have prepared the Uno Pii Survey, which is attached (Attachment No. 3). The survey contains an overview of the career of Uno Pii, brief descriptions of the 16 properties identified as being worthy of inclusion on the City of Toronto Inventory of Heritage Properties, location maps (Attachment No. 1) and photographs (Attachment No. 3).

The owners of the 16 properties, as well as Ms. Silvia Pii, have been advised of the recommendations in this report. Mr. Larry Wayne Richards, Dean of the Faculty of Architecture Landscape and Design, University of Toronto, has written a letter of support for the proposed inclusion of these examples of Uno Pii's work on the Inventory of Heritage Properties.

The owners of the properties at 300 Eglinton Avenue East and 2425 Jane Street have contacted Culture Division staff to object to the inclusion of the properties on the Inventory of Heritage Properties because they dispute that Uno Pii designed the buildings. Culture Division staff believe that Mr. Pii was responsible for the designs, even in those cases where the original designs were changed prior to the completion of the projects. The owners of the property at 141 Erskine Avenue have advised staff of their intention to replace the balconies in the future. Staff continue to support the recommendations in the report.

### Conclusions:

It is recommended that City Council include on the City of Toronto Inventory of Heritage Properties the 16 properties designed by Uno Pii that are identified in Recommendation #1 of this report.

### Contact:

Rita Davies, Executive Director of Culture  
Tel: 416-397-5323  
Fax: 416-395-0278  
E-mail: rdavies@toronto.ca

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(Copies of attachments, referred to in the foregoing report, were distributed to all Members of Council with the January 5, 2004 agenda of the Toronto South Community Council, and a copy is also on file in the office of the City Clerk.)

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**The Toronto South Community Council also submits the communication (September 25, 2003) from the City Clerk, Toronto Preservation Board:**

Recommendation:

The Toronto Preservation Board recommended to the Toronto South and Toronto North Community Councils, and Council, the adoption of the report (September 4, 2003) from the Commissioner of Economic Development, Culture and Tourism, subject to the following:

- (a) amending Recommendation No. (1) by deleting the following properties:
  - (ii) 300 Eglinton Avenue East; and
  - (x) 2425 Jane Street;

and deferring consideration of the deleted properties to the October 23, 2003 meeting of the Toronto Preservation Board to allow Heritage Preservation staff to have further discussions with the owners of the properties;

- (b) amending Paragraph 2 of Attachment No. 3, entitled “Americana Apartments 141 Erskine Avenue”, by deleting the words “the diamond-patterned steel balcony railing,”;
- (c) amending Paragraph 2 of Attachment No. 3, entitled “Prince Arthur Towers 20 Prince Arthur Avenue”, by deleting the words “and the landscaped grounds”, and inserting in lieu thereof the words “in its setting”; and
- (d) amending Paragraph 2 of Attachment No. 3, entitled “11 Walmer Road”, by deleting the word “blue”.

The Toronto Preservation Board reports, for the information of the Toronto South and Toronto North Community Councils, and Council, having requested that Heritage Preservation Services staff give consideration to honouring other notable architects; and received communications (a) to (f) for information.

Background:

The Toronto Preservation Board at its meeting held on September 25, 2003, had before it a report (September 4, 2003) from the Commissioner of Economic Development, Culture and Tourism recommending that:

- (1) City Council include on the City of Toronto Inventory of Heritage Properties the following 16 properties designed by the important Toronto Architect Uno Prii:
  - (i) 425 Avenue Road;
  - (ii) 300 Eglinton Avenue East;
  - (iii) 77 Elm Street;
  - (iv) 141 Erskine Avenue;
  - (v) 190 Exbury Road;
  - (vi) 195 Exbury Road;
  - (vii) 485 Huron Street;
  - (viii) 2335 Jane Street;
  - (ix) 2415 Jane Street;
  - (x) 2425 Jane Street;
  - (xi) 20 Prince Arthur Avenue;
  - (xii) 666 Spadina Avenue;
  - (xiii) 100 Spadina Road;
  - (xiv) 11 Walmer Road;
  - (xv) 35 Walmer Road; and
  - (xvi) 44 Walmer Road; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

The Toronto Preservation Board also had before it the following communications:

- (a) (September 24, 2003) from Mr. Joe Lobko, TSA Chair, 2003, and Mr. Michael McClelland, TSA Executive Member, advising that the Toronto Society of Architects strongly supports the recommendation to include 16 properties on the City of Toronto Inventory of Heritage Properties designed by Toronto Architect Uno Prii;
- (b) (September 23, 2003) from Mr. Adam J. Brown, Sherman, Brown, Dryer, Karol, Barristers and Solicitors, in opposition to the inclusion of 300 Eglinton Avenue East on the City of Toronto Inventory of Heritage Properties;
- (c) (September 11, 2003) from Mr. Marvin Dryer, Anmor Construction Limited, requesting permission to make a deputation to the Toronto Preservation Board and forwarding a copy of a communication (July 18, 2003) from Mr. Bernard Newton, Laronde Investments Limited, in opposition to the inclusion of 300 Eglinton Avenue East on the City of Toronto Inventory of Heritage Properties;
- (d) (September 25, 2003) e-mail from Mr. Ian Pianosi, Jovilu Limited & Pianosi Bros. Construction Ltd., attaching a copy of his communication (July 3, 2003) in opposition to the inclusion of 2425 Jane Street on the City of Toronto Inventory of Heritage Properties;

- (e) (September 24, 2003) from Mr. Stephen H. Diamond, McCarthy Tetrault, Solicitors for Hollyburn Properties (Alberta) Limited, in opposition to the inclusion of 20 Prince Arthur Avenue on the City of Toronto Inventory of Heritage Properties; and
- (f) (September 24, 2003) from Ms. Marcia Cuthbert, Resident, in support of the inclusion of 485 Huron Street on the City of Toronto Inventory of Heritage Properties.

The Chair introduced Mrs. Silvia Prii and welcomed her to the meeting.

The following persons appeared before the Toronto Preservation Board in connection with the foregoing matter:

- Ms. Susan Rosales, Planner, Adam Brown's Office, in opposition to the inclusion of 300 Eglinton Avenue East on the City of Toronto Inventory of Heritage Properties;
- Mr. Barry Horosko, Bratty & Partners, on behalf of Soudan Investments Limited, owners of 141 Erskine Avenue, requesting consideration of some existing balcony conditions which will require attention at 141 Erskine Avenue;
- Mr. Marvin Dryer, Anmor Construction Limited, on behalf of Laronde Investments Limited, confirming changes to the Prii design during the construction of 300 Eglinton Avenue East;
- Mr. Philip Levine, Director, Urban Planning, IBI Group, on behalf of Hollyburn Properties Limited, in opposition to the inclusion of 20 Prince Arthur Avenue on the City of Toronto Inventory of Heritage Properties; and
- Mr. Alfred Holden, Journalist, and filed a copy of his presentation in support of the inclusion of 16 of the most significant examples of Mr. Uno Prii's projects on the City of Toronto Inventory of Heritage Properties.

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The Toronto South Community Council reports, having also had before it during consideration of the foregoing matter, the following communications, and a copy is on file in the office of the City Clerk:

- communication (December 30, 2003) from Philip J. Levine; and
- communication (January 2, 2004) from Catherine E. Bray, Borden Ladner Gervais.

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The following persons appeared before the Toronto South Community Council:

- Spencer Massie, Managing Director, Facilities & Patient Support Services, Hospital for Sick Children;

- Catherine Bray, Borden Ladner Gervais, LLP; and
- Susan Rosales, Sherman Brown.

(City Council at its meeting on January 27, 28 and 29, 2004, had before it, during consideration of the foregoing Clause, a communication (January 20, 2004) from Somchine Sivilay, Dale and Lessmann, Barristers and Solicitors.)

*(City Council at its meeting on March 1, 2 and 3, 2004, had before it, during consideration of the foregoing Clause, a communication (January 20, 2004) from Somchine Sivilay, Dale and Lessmann, Barristers and Solicitors.)*