

130 Bloor Street West – Intention to Designate, Part IV, Ontario Heritage Act, and Approval of Alterations to a Heritage Building

Date:	March 12, 2007
To:	Toronto Preservation Board and Toronto and East York Community Council
From:	Director, Policy and Research
Wards:	Toronto Centre-Rosedale – Ward 28
Reference Number:	

SUMMARY

This report recommends that City Council state its intention to designate the property at 130 Bloor Street West (Torno Penthouse) under Part IV of the *Ontario Heritage Act*, and approve alterations to the heritage building. The property was listed on the City of Toronto Inventory of Heritage Properties in 2005.

The property contains an office building with a rooftop residential penthouse that is undergoing conversion as a residential condominium both within the existing building and new construction above the penthouse. The property owners have agreed to preserve the two-storey penthouse and the ground-floor entrance that provides access to the penthouse suite by entering into a heritage easement agreement and having the property designated under Part IV of the *Ontario Heritage Act*.

RECOMMENDATIONS

It is recommended that:

1. City Council state its intention to designate the property at 130 Bloor Street West (Torno Penthouse) under Part IV of the *Ontario Heritage Act*;
2. If there are no objections to the designation in accordance with Section 26(6) of the *Ontario Heritage Act*, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV 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;
4. The alterations to the heritage building at 130 Bloor Street West be approved substantially in accordance with the plans by Quadrangle Architects Limited (see Attachment No. 4) on file with the Manager of Heritage Preservation Services, subject to the owner:
 - a. prior to final site plan approval:

providing a Conservation Plan for the restoration of 130 Bloor Street West (Torno Penthouse), satisfactory to the Manager, Heritage Preservation Services;

providing a landscape plan for the subject property;
 - b. prior to the issuance of any building permit for 130 Bloor Street West (Torno Penthouse), including a permit for the demolition, excavation, and/or shoring of the subject property:

providing a letter of credit, in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure all work included in the Conservation Plan;

providing a record of the as-found condition of 130 Bloor Street West (Torno Penthouse);

providing final plans satisfactory to the Manager of Heritage Preservation Services;
5. The appropriate City Officials be authorized and directed to take necessary action to give effect thereto.

Financial Impact

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

ISSUE BACKGROUND

The property is being redeveloped as a residential condominium that will preserve the two-storey Torno Penthouse, as well as the ground-floor entrance designed for the Penthouse. The owners have agreed to enter into a heritage easement agreement with the City and to the designation of the property under Part IV of the *Ontario Heritage Act*. At its meeting on February 5, 6, 7, and 8, 2007, City Council granted authority to enter into a Heritage Easement Agreement for the subject property.

COMMENTS

Reasons for Designation

The property at 130 Bloor Street West is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest, and meets the criteria for municipal designation prescribed by the Province of Ontario. Located on the north side of Bloor Street West, east of Avenue Road, the two-storey penthouse with a ground-floor entrance was completed in 1960 for Noah Torno, a prominent Toronto businessman and philanthropist. The penthouse is an important example of Modern architecture in Toronto, with the interior features purportedly inspired by the designs of the internationally noted architect, Philip Johnson.

A location map (Attachment No. 1) and photograph (Attachment No. 2) are attached. The Reasons for Designation are attached (Attachment No. 3) and include a statement of the cultural heritage value of the property with a description of its heritage attributes. The Reasons for Designation will be advertised on the City's web page according to the provisions of the City of Toronto Act, and served on the property owner and the Ontario Heritage Trust and included in the designating by-law.

Proposal

The applicant is proposing to construct a six (6) storey roof-top addition on the existing building (attachment No. 4) The applicant has worked with staff to ensure that the addition is sympathetic to the heritage attributes of the Torno Penthouse and its exterior heritage elements. Exterior materials on the new addition have been chosen to be sympathetic with the Torno Penthouse as has the configuration of the new facades.

The interior of the Torno Penthouse will not be altered in a manner that will affect the heritage attributes. The exterior courtyards on the north and south sections of the roof will be reduced in size but maintains the intent of the original design concept. Overall, staff is satisfied with the proposed alterations to the building.

At its meeting on February 5, 6, 7, and 8, 2007, City Council granted authority to enter into a Heritage Easement Agreement for the subject property.

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SIGNATURE

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ATTACHMENTS

Attachment No. 1: Location Map
Attachment No. 2: Photograph
Attachment No. 3: Reasons for Designation
Attachment No. 4: Permitted Alterations