

Application to Alter and Remove Heritage Attributes Noted in the Heritage Easement Agreement for 130 Bloor Street West

Date: February 1, 2021

To: City Council

From: Chief Planner and Executive Director, City Planning

Wards: University-Rosedale - Ward 11

SUMMARY

The property at 130 Bloor Street West includes an apartment on its 13th and 14th floors that is designated under Part IV of the Ontario Heritage Act and subject to a Heritage Easement Agreement (HEA). The purpose of the HEA is to conserve the "historical, architectural, contextual, aesthetic, scenic and cultural heritage characteristics and conditions" of the property in perpetuity.

The "Torno" apartment, named for its original owners, is one of very few residential properties in Toronto to include interior features as heritage attributes. The subject apartment was constructed in 1960 and is a rare example of Modern architecture associated with the internationally-recognized architect Philip Johnson and, as noted in the Heritage Impact Assessment (HIA) by ERA Architects Inc., it is "a landmark of Toronto residential architecture." Philip Johnson is best known for his work within the periods of Modern and Post-modern architecture and the Torno apartment is a rare example of his design aesthetic in Canada. The apartment is also a unique example of residential design reflecting a Modern aesthetic as expressed through interior heritage attributes.

The applicant proposes to alter the subject apartment and remove a number of the interior attributes identified in the HEA. The HEA requires that the City make a decision in respect to the proposed changes within 90 days of receiving all the information. City Council authority is also required under s.33 of the Ontario Heritage Act and City staff do not have delegated authority to approve or deny these alterations under the Municipal Code Chapter 103 - Heritage.

Heritage Planning staff recommend limited approval of the proposed alterations.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that:

1. City Council approve specified alterations to the heritage property at 130 Bloor Street West in accordance with Section 2.1 of the Heritage Easement Agreement to allow proposed changes to the foyer; changes to the wood panel doors of the dayroom, master bedroom and living room; the removal of the southwest bathroom with its stone cladding and countertops and the replacement of bedroom and living room glass doors all as shown on "Existing and Proposed Overlay Showing Alterations to Heritage Attributes" Plans by ERA Architects Inc. dated November 2, 2020 subject to the following condition:

a. prior to specified alterations taking place the owner shall provide a Conservation Plan that includes revised drawings, including notes and specifications that detail how the heritage attributes set out in the Reasons for Identification in Schedule C of the Heritage Easement Agreement, registered on the title for the heritage property at 130 Bloor Street West, Instrument No. AT1381354 dated February 20, 2007 and on file with the Senior Manager, Heritage Planning are being conserved and details of certain works including finishes associated with changes to the foyer and the new doors (both interior and exterior) all to the satisfaction of the Senior Manager, Heritage Planning and that the approved alterations be substantially in accordance with the approved Heritage Impact Assessment dated September 25, 2020 from ERA Architects Inc.

2. Apart from the alterations permitted in Recommendation 1, City Council does not permit any of the other alterations to the living room, library, master bedroom and southeast bathroom as noted in the Heritage Impact Assessment dated September 25, 2020 from ERA Architects Inc. as the alterations materially and substantially affect the heritage features and appearance of the Torno Apartment as set out in the Reasons for Identification in Schedule C of the Heritage Easement Agreement, registered on the title for the heritage property at 130 Bloor Street West, Instrument No. AT1381354 dated February 20, 2007 and on file with the Senior Manager, Heritage Planning.

3. City Council authorize the City Solicitor to amend the existing Heritage Easement Agreement, registered on the title for the heritage property at 130 Bloor Street West, Instrument No. AT1381354 dated February 20, 2007 and on file with the Senior Manager, Heritage Planning, if deemed necessary by Heritage Planning, in a form satisfactory to the City Solicitor.

4. City Council authorize the City Solicitor to introduce any necessary bill in City Council to amend the Heritage Easement Agreement for the heritage property at 130 Bloor Street West.

FINANCIAL IMPACT

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

DECISION HISTORY

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.

<https://www.toronto.ca/legdocs/mmis/2007/cc/decisions/2007-02-05-cc02-dd.pdf>

A Heritage Easement Agreement was registered on title of the property at 130 Bloor Street West as Instrument No. AT1381354 on February 20, 2007.

The subject property at 130 Bloor Street West was designated under Part IV of the Ontario Heritage Act by By-law No. 1033-2007, enacted by City Council on September 27, 2007.

<https://www.toronto.ca/legdocs/mmis/2007/te/bqrd/backgroundfile-3752.pdf>

<https://www.toronto.ca/legdocs/bylaws/2007/law1033.pdf>

BACKGROUND

The subject property that contains the Torno apartment is located on the north side of Bloor Street between its intersections with Avenue Road and Bay Street with an entrance address at 155 Cumberland Street (See Attachment 1). It was built in 1960 as a twelve storey office building with a two storey penthouse above. The office building was designed by the architectural firm of Bregman and Hamann (B+H). The penthouse apartment was commissioned by Noah Torno, the president to Jordan-Danforth Wines who were the original occupiers of the office space.

Noah Torno and his wife Rose asked Philip Johnson to design the penthouse for them while using B+H as the architects of record. Philip Johnson, an internationally recognised architect who was a Pritzker Prize winner, is known to have designed the central foyer and apartment plan which is organized around the design motif of a central foyer surrounded by ancillary rooms. Other designers assisted the Tornos in designing other aspects of the apartment, such as the lighting and the landscaping, however their designs were inspired by and supported the modern design concepts established by Johnson. The Torno apartment is a unique example of an apartment designed in the Modern style and a rare example of the work of Philip Johnson in Canada. See Attachment 2 for the 1960 B+H floor plans that were reviewed by Philip Johnson.

In 2007 an application was submitted to redevelop the office building on the site by constructing a six-storey rooftop addition as residential apartments. The two-storey penthouse was to be conserved, including its ground floor entrance and surrounding exterior patio. The owner agreed to the long-term conservation of the penthouse by entering into a Heritage Easement Agreement (HEA) with the City and supporting the

designation of the property under Part IV of the Ontario Heritage Act. The HEA was executed on February 9, 2007 and subsequently registered on title to the property on February 20, 2007.

The statement of cultural heritage value set out in Schedule C of the HEA states that the Torno apartment has "design or physical value as a rare example of Modern design inspired by the designs of the important international architect Philip Johnson..."

The following are identified as heritage attributes:

- The dark brickwork and large glazed areas on the south and east elevations
- The balcony on the principal (south) façade
- The two-storey foyer that is divided by a horizontal band and includes stone cladding for the walls and floors, wood doors, a stone sculpture stand, a water feature, a staircase with balconies that include stone and metal detailing and a decorative ceiling lattice
- The main-floor living room, dining room, library with wood floors laid in a decorative pattern and wood doors; the wood panelling on the walls of the library with built-in shelving and the decorative screen in the dining room
- First floor hallway on the north end of the foyer
- The master bedroom and dayroom that are accessed through wood doors
- The guest room
- The southeast bathroom with its stone cladding, bathtub and countertop.
- The southwest bathroom with its stone cladding and countertops

Photographs are contained in Attachment 3 of this report.

Section 2.4 and Schedules D, E and F of the HEA set out the permitted restorations and alterations and reference drawings prepared by Quadrangle Architects in 2007. The permitted alterations were subsequently carried out in accordance with the terms of the HEA which allowed for changes within the apartment that conserved important heritage attributes of this unique apartment. See extracts from the HEA in Attachment 4.

In recent years the legacy of Philip Johnson has been questioned given his documented right-wing and Fascist beliefs, his Anti-Semitism and his support for Nazism during the 1930s. It is important to acknowledge this emerging controversy in the light of the principles of equity and human rights, which are the cornerstones of our life in Canada, and within the context of understanding who and what are valued by communities -- an assessment that can and does change over time. However, there is not yet a generally accepted approach to determining how to assess any individual's personal or

architectural legacy in light of abhorrent personal and/political beliefs. At present, the many prizes and distinctions that Philip Johnson has received have not been rescinded (though close scrutiny is underway within a number of institutions) and his impact on the architectural profession in the twentieth century remains. As such, staff have been guided by the existing statement of significance to determine the impact of all proposed interventions and City Council is required by the terms of the HEA to consider the implications of the proposed changes to the Torno Apartment with regard to the identified heritage attributes contained therein.

Application Process and Proposal

Section 2.1 of the HEA states that the property owner must obtain prior written approval from the City to undertake any alterations to the apartment which would "materially affect the heritage features or appearance or construction of the Torno Apartment..." as set out in the Reasons for Identification and photographs noted in the Heritage Easement Agreement (Attachment 4).

Section 2.2 of the HEA also states that approval of the Application shall be deemed to have been given upon the failure of the City to respond in writing to the Application within ninety (90) days of receiving the Application.

Heritage staff received all of the application requirements in accordance with Section 2.1 of the HEA from the owners on November 10, 2020 (the "Application"). Upon receipt of the Application, Heritage Planning staff were already in discussion with the owners and their consultants in respect of the proposed alterations. In comments to the applicant Heritage Planning staff had indicated those aspects of the project that were supportable and raised concern that other changes would result in the removal of or alterations to heritage attributes noted in the HEA, which would materially alter the heritage value and appearance of the Torno apartment.

Despite the formal application, which was made by the owner's legal representative and which requires adherence to a set timeline, Heritage Planning staff continued to work with the consultant team on alternative approaches and/or mitigation strategies that would allow necessary alterations but which would accord better with the minimal intervention approach that underpins good conservation practise as outlined in the Parks Canada "Standards and Guidelines for the Conservation of Historic Places in Canada" ("Standards and Guidelines"). The "Standards and Guidelines" state that character defining elements of an historic place should not be removed, replaced or substantially altered when they are intact or repairable.

To facilitate identification of potential solutions, Heritage Planning staff requested an extension to the imposed 90 day deadline but the owners declined the extension and discussion was discontinued. Unfortunately, a few issues remained outstanding as outlined in this report.

The current proposed alterations represent changes to the property that both suit the needs of the new occupants generally and improve accessibility within the apartment as a whole. Most of the proposed alterations such as the new internal elevator and changes to the kitchen and family room would not affect the heritage attributes set out in Alterations under the HEA - 130 Bloor St W

the HEA and as such, do not require City Council approval. The owner has been advised that work can proceed on those changes immediately.

Other aspects of the proposal either substantially alter or remove heritage attributes of the apartment and as such require City Council approval. The alterations that require City Council approval comprise of the following:

- The removal of two sculptural plinths within the foyer
- Retrospective approval for the removal of a reflecting pool within the foyer, an alteration that was made by a previous owner without City approval
- Changes to the lighting of the ceiling decorative lattice in the foyer that materially affect the appearance of the lattice
- Replacing all of the doors to the central foyer with flat panel doors or flat panel pocket doors
- Replacing the double glazed doors from the living room to the terrace and from the master bedroom to the balcony with single doors and replacing a double door from the dayroom with a fixed window to match the original design
- The introduction of a cloister around the outside of the foyer and the removal of the central doorways that link the principle rooms on both the 13th and 14th floors. The cloister would provide an alternative route along the edge of the apartment's principal rooms rather than through central doors and foyer that were originally designed to link these rooms. The legibility of the proposed new cloister would be reinforced by including distinct ceiling and floor treatments to differentiate it as a separate space from the principle rooms.
- The complete removal of the southwest bathroom with its stone cladding and countertops to allow the space to be reconfigured as part of a corridor and part of a dressing room
- The removal of all the original heritage attributes in the southeast bathroom, including enlarging and reconfiguring the space and installing new bathroom fittings. The original countertop is proposed to be relocated to a guest bathroom within the apartment
- The removal of all of the original wood panelling and shelving that are identified heritage features of the library and replacement with new material and millwork
- Installation of two dressing rooms that involve the removal of the dayroom on the upper (14th) floor.

COMMENTS

Heritage Planning staff have no objection to some of the proposed alterations to the Torno Apartment but have concerns with other aspects of the proposal. It is therefore recommended that a suite of alterations be approved on condition that additional details be submitted within a Conservation Plan, substantially in accordance with the conservation strategy all to the satisfaction of the Senior Manager, Heritage Planning and that other alterations be refused. Staff would be pleased to consider revised plans and drawings for those works that cannot currently be supported, should Council adopt the staff recommendations contained in this report.

Alterations recommended for approval include:

1. Removal of the sculptural plinths and reflecting pool within the foyer which would improve accessibility without harming the overall character and appearance of this signature space, considered to be a centrepiece of Philip Johnson's design. Additional details are required within a Conservation Plan to ensure that the spaces are finished in materials that match those existing so that the character of this stone clad monumental space will be conserved. The proposal includes the storage of the plinths so that they can be reinstated in the future so that aspect of the project is considered to be reversible.
2. Changes to lighting within the foyer that is designed to replicate the appearance of natural light that would have originally lit the area prior to the additional floors being added above the penthouse in the 2007 development. Additional details of the new lighting will be required as part of a Conservation Plan to ensure that it does not materially alter the appearance of the foyer or its decorative ceiling lattice.
3. Replacement of all of the doors to the central foyer. The existing doors and design does not reflect the flat, clean lines that typified Johnson's work during this period and there is no evidence to suggest that Johnson reviewed their design. The provision of flat panel doors or flat panel pocket doors is consistent with the Johnson and modernist aesthetic of the apartment and would support the accessibility needs of the owner. Details of the proposed new doors will be required as part of the Conservation Plan.
4. Replacement of the glazed exterior doors to the living room, bedroom and dayroom to improve accessibility for the owners. Details of the new doors and window will be required as part of the Conservation Plan to ensure that they match the detailing of the adjacent glazed wall.
5. Removal of the southwest bathroom in order to facilitate barrier free access to the proposed new internal elevator. Although this bathroom was part of the original Johnson approved floor plan for the apartment, and includes identified heritage attributes (stone cladding and countertops), the bathroom has been altered by changes since its original construction. In addition, given the need to provide access from the new elevator it is considered that the modernist character of the master bedroom suite can sufficiently be conserved by retaining one of the original bathrooms referenced in the HEA. Details of

mitigation measures to reuse the original stone cladding and countertop elsewhere in the apartment if possible will be required as part of the Conservation Plan.

Heritage Planning are concerned that other proposed changes would remove original heritage elements that are noted in the HEA in such a way as to undermine the unique modernist aesthetic of this apartment.

The submitted HIA by ERA Architects Inc. states that:

"Johnson's key architectural contribution to the Penthouse was the organisation motif of the foyer surrounded by ancillary rooms. This feature in part relates to Mies van de Rohe's courtyard houses but also to Karl Frederick Schnikel's museum designs, who Johnson mentions as a source for his own museums being designed at this time."

The HIA also states that Johnson's "modernist sensibility [that] characteristically included dramatic foyers and staircases ensconced with a series of perimeter rooms. The 1960 Torno Penthouse, although a private residential commission, strongly harmonizes with Johnson's other designs during this time." Philip Johnson reviewed the plans for the apartment and the other designers commissioned by the Tornos ensured their work was in keeping with the modernist aesthetic established by Johnson. The apartment was designed so that the magnificent foyer would be a centre piece and would function as the main circulation space between the principle rooms located on the south and west sides. Staff and service spaces were located on the east and north side of the apartment so that they could be accessed without having to utilise the central foyer. The master bedroom and living room were each designed to have matching 25 foot square plans that were centrally linked through a smaller secondary room (library on the 13th floor and dayroom on the 14th floor) aligned with the west facing balcony. Bathrooms and dressing rooms were provided at either end of the master bedroom suite and the fittings within the bathrooms and library had clean modernist lines.

ERA Architects Inc. conclude that the provision of a new "cloister" or circulation space linking the principle rooms would "enhance the legibility of the heritage attributes of the foyer." The presence of the cloister is proposed to be visually emphasised by the introduction of (non-specified) ceiling and floor changes to differentiate it from the principle rooms. Heritage Planning are concerned that the proposed new cloister together with the relocation of doorways from their central location within the principle rooms, the addition of a new entrance directly between the dining room and living room and the removal of the open dayroom (an identified heritage feature) to create two dressing rooms would undermine the above noted "organisational motif" of having the foyer surrounded by ancillary rooms which is the "key architectural contribution" of Johnson to this apartment.

The introduction of a "cloister" would also alter the flow and relationship of the spaces within the principle rooms to each other and considerably diminish the role of the central foyer as a grand circulation space that links the principle rooms of the apartment. The square plan of the living room (specifically noted in correspondence between Noah Torno and Philip Johnson) would also be compromised by the new cloister with distinct floor and ceiling treatments. Heritage Planning are concerned that these changes fundamentally alter the original plan of the apartment and reduce the legibility of the

Alterations under the HEA - 130 Bloor St W

Johnson design to the central foyer only. Staff also have concerns with the removal of original heritage attributes (library shelving and panelling and the bathroom fittings) that contribute to the modernist aesthetic. Without these attributes it is unclear if any of principle rooms would retain any of the heritage attributes that reflect the modernist character and appearance of this unique apartment.

While Heritage Planning acknowledge and support the necessity of adapting the southeast bathroom to allow for accessibility requirements, staff remain opposed to the extent of change proposed to this space, especially in light of staff support for the removal of the southwest bathroom. The integrity of the southeast bathroom remains largely intact and the countertop and stone cladding were in the plans sent to Johnson. They are indicative of a 1960s sensibility and contribute towards the modernist character of the apartment. The current proposal does not include the retention or reinstatement of any of the original heritage elements from this room and no reasons have been given as to why it is not feasible to adopt a minimal intervention approach to the space, notwithstanding the need to alter the floor plan to accommodate a mobility device. The proposed removal of both bathrooms, and the majority of the heritage features within them, would considerably undermine the modernist character and appearance of this unique apartment. However, the owner only proposes to document the room prior to its demolition and to relocate the vanity to the guest bathroom.

Finally, the current proposal includes removing all of the existing shelving and wood paneling from the library, to be replaced by new millwork to "resemble" the original but with integrated lighting. ERA Architects Inc. state that these changes are necessary in order to accommodate the owners' large book collection. It is unclear why the existing shelving and panelling cannot be used and/or adapted for this purpose. It is noted in the HIA that some of the library shelving has been altered by the introduction of a new door into the rear service corridor and by some other minor changes, but despite these changes most of the original shelving and paneling within the library remains.

CONCLUSION

Staff recognize the importance of improved accessibility in both public and private spaces. Heritage Planning therefore recommends approval for certain alterations proposed to the Torno Penthouse. However, staff remain concerned that some of the proposed alterations will diminish the heritage value of this unique modernist apartment. It is therefore recommended that approval of the proposal as a whole be limited to certain works, and that such approval be conditional upon the provision of a Conservation Plan that provides greater detail with respect to mitigation measures, materials and finishes.

Staff encourage the applicant to revise those aspects of the proposal that are currently not supported, including adopting principles of reversibility and minimal intervention and/or ensuring that the project's design retains the legibility of the primary

organisational motif, and that a more robust conservation strategy be provided to mitigate the removal of heritage attributes.

CONTACT

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SIGNATURE

Gregg Lintern, MCIP, RPP
Chief Planner and Executive Director
City Planning

ATTACHMENTS

Attachment 1 – Location Map
Attachment 2 - Original 1960 Apartment floor plans (as reviewed by Philip Johnson)
Attachment 3 - Photographs
Attachment 4 - Reasons for Identification and Permitted Restorations and Alterations from Schedules "C", "D" and "E" of the Heritage Easement Agreement for 130 Bloor Street West.
Attachment 5 - Proposed floor plans by Shim Sutcliffe Architects.

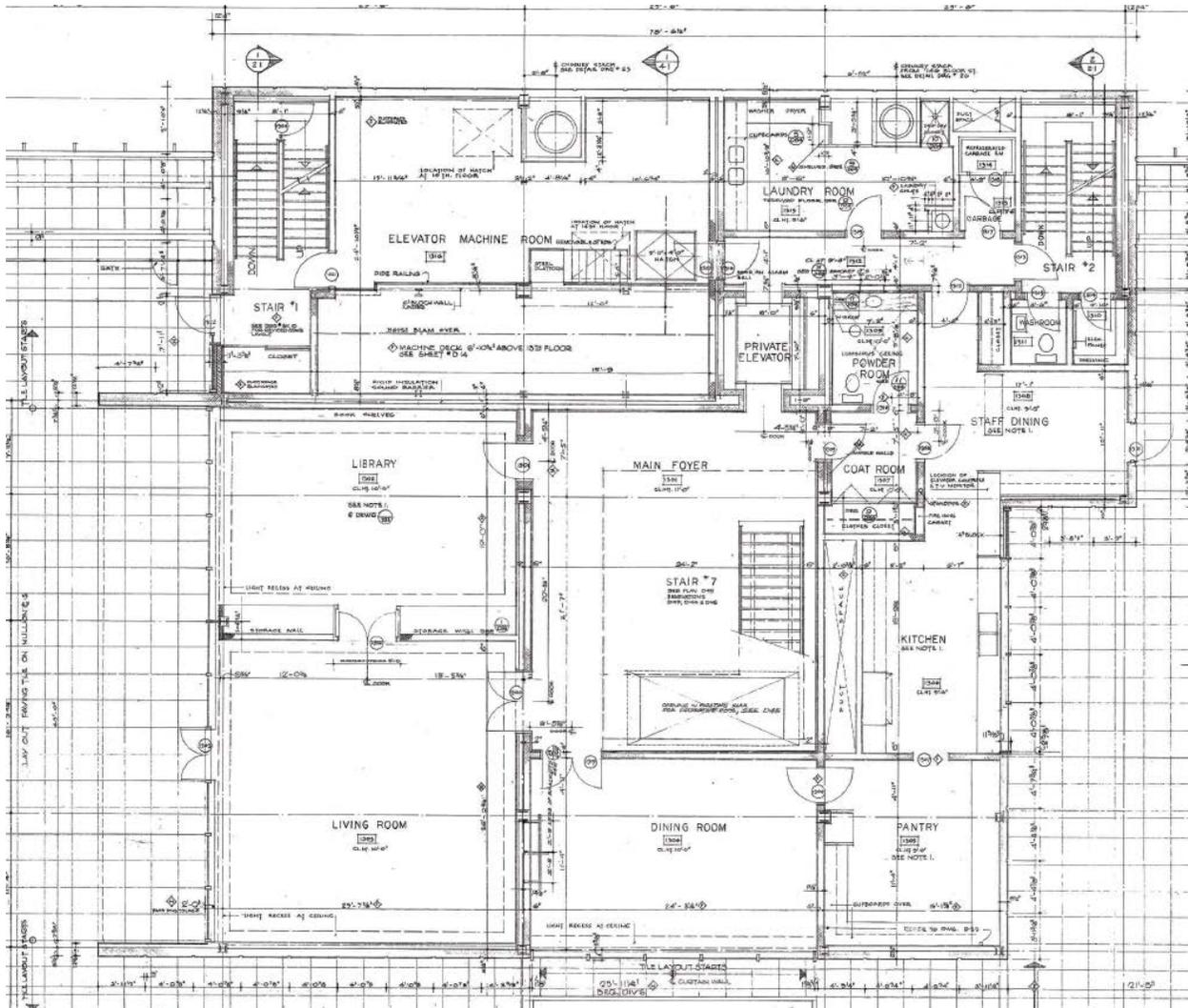
130 Bloor Street West



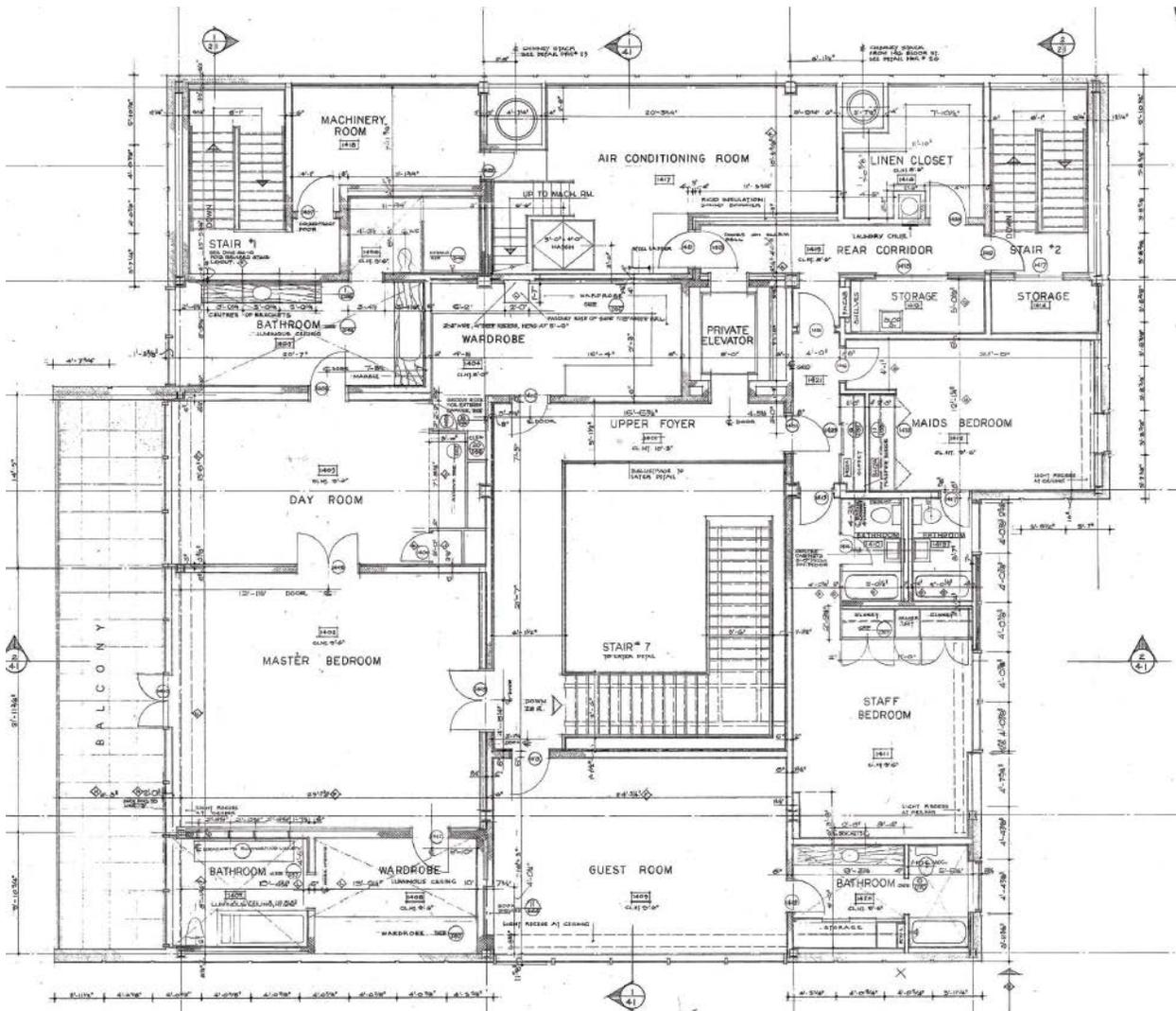
1. Location Map This location map is for information purposes only; the exact boundaries of the property are not shown. The outline marks the location of the application and subject properties.

Please note: all maps are oriented with north at the top unless otherwise indicated.

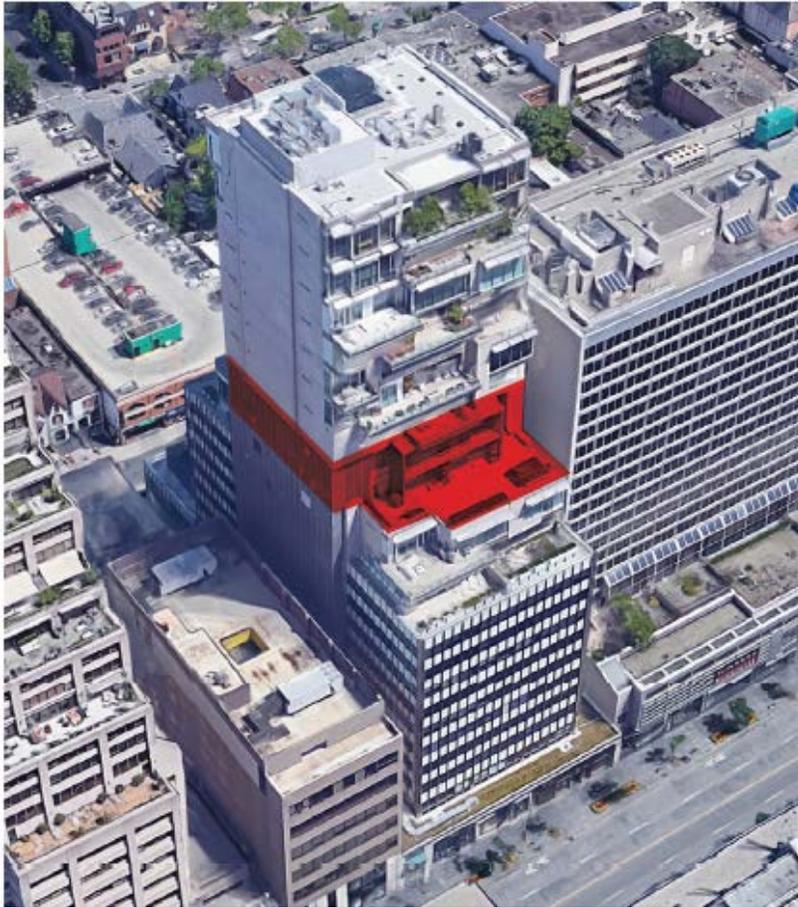
ORIGINAL 1960 APARTMENT FLOOR PLANS (AS REVIEWED BY PHILIP JOHNSON)



Extract from 13th floor plan by Bregman and Hamann from HIA by ERA Architects Inc. dated September 25, 2020



Extract from 14th floor plan by Bregman and Hamann from HIA by ERA Architects Inc. dated September 25, 2020



Photograph 1: Aerial view of 130 Bloor Street West with Torno Apartment highlighted in red. (Source: HIA from ERA Architects Inc. dated September 25, 2020)



Photograph 2: Showing exterior dark bricks and glazing and including exterior doors proposed to be altered (Source: Heritage Easement Agreement for 130 Bloor Street West - 2007)



Photograph 3: Foyer (Source: Heritage Easement Agreement for 130 Bloor Street West - 2007)



Photograph 4: Living room (Source: Heritage Easement Agreement for 130 Bloor Street West - 2007)



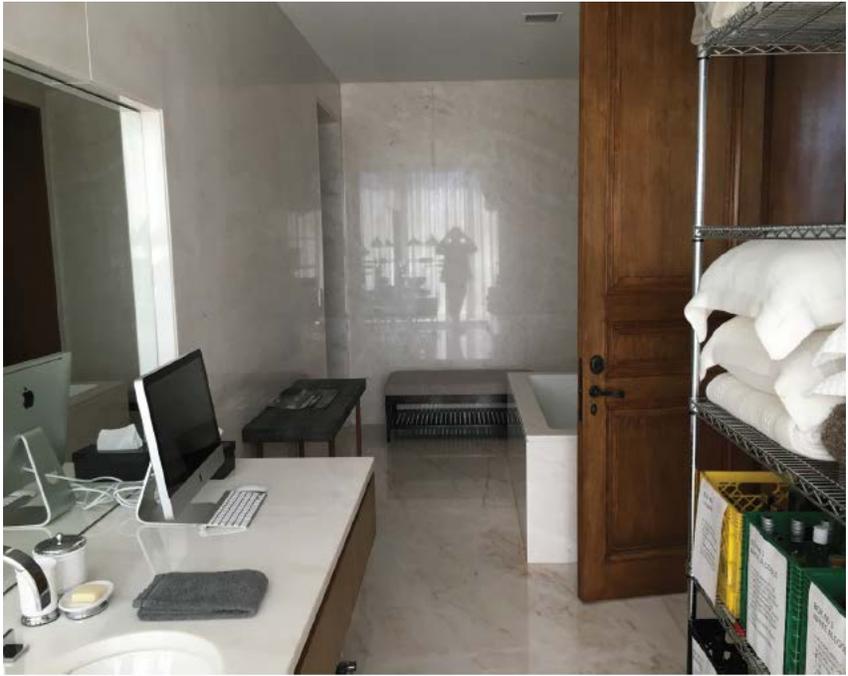
Photograph 5: Library in 2007. The floor, shelving and panelling are heritage attributes. (Source: Heritage Easement Agreement for 130 Bloor Street West)



Photograph 6: Library in 2020. Note approval was granted for the removal of shelves for new doorway shown above. The original paneling on the opposite wall remains intact. (Source: HIA from ERA Architects Inc. dated September 25, 2020)



Photograph 7: Southwest Bathroom. Note: stone cladding and countertop are noted as heritage attributes. (Source: Heritage Easement Agreement for 130 Bloor Street West - 2007)



Photograph 8: Southwest Bathroom in 2020. Note: Stone cladding and countertop that are noted as heritage attributes are intact. (Source: HIA from ERA Architects Inc. dated September 25, 2020)



Photograph 9: Southeast bathroom. Note: Stone cladding, bathtub and countertop are noted heritage attributes. (Source: Heritage Easement Agreement for 130 Bloor Street West - 2007)



Photograph 10: Southeast bathroom in 2020. Source: City of Toronto.

REASONS FOR IDENTIFICATION AND PERMITTED RESTORATIONS AND ALTERATIONS FROM SCHEDULES "C", "D" AND "E" OF THE HERITAGE EASEMENT AGREEMENT FOR 130 BLOOR STREET WEST

Reasons for Identification - Schedule "C" of the HEA for 130 Bloor Street West

Description

The property at 130 Bloor Street West is identified for its cultural heritage value or interest. Located on the north side of Bloor Street West, east of Avenue Road, the two-storey penthouse was constructed on the roof of the 12-storey CIL Building, which was completed in 1960 according to the designs of the Toronto architectural firm of Bregman and Hamann. The building was financed by Cemp Investments Limited, a company owned by the Bronfman family of Distillers Corporation-Seagrams Limited. Jordan-Danforth Wines (a company created following the merger of two wine producers with the financial assistance of Distillers Corporation-Seagrams Limited) was an original tenant in the CIL Building, and its president, Noah Torno, resided in the penthouse suite. The Torno Penthouse was included on the City of Toronto Inventory of Heritage Properties in 2005.

Statement of Cultural Heritage Value

The Torno Penthouse has design or physical value as a rare example of Modern architecture associated with the internationally-recognized architect, Philip Johnson, who purportedly inspired the interior design. Johnson was noted for advancing the International Style of modern architecture in North America through an exhibition he organized at the Museum of Modern Art in New York City in the 1930s. In 1949, Johnson completed one of the icons of Modern design with his personal residence, the Glass House, in New Canaan, Connecticut. After promoting the simple lines and contemporary materials of International design for three decades, in the 1960s Johnson began adding historical references to his designs, culminating in the American Telephone and Telegraph Company (AT & T) headquarters in New York City in 1984. This venture into Post-Modern architecture introduced a new phase in his career. Practicing alone and in partnership, Johnson had an indelible impact on architecture through six decades.

The Torno Penthouse is historically associated with Noah Torno, a prominent Toronto businessman and philanthropist. Torno served as a director of numerous wine and spirits producers, including Distillers Corporation-Seagrams Limited, Carling O'Keefe and Hiram Walker. With his wife, Rose Laine Torno, he was a leader in the development of New Mount Sinai Hospital. Torno was active in the governance of both the O'Keefe Centre (now the Hummingbird Centre) and the Toronto Symphony Orchestra. As the president of the board of directors of the Royal Ontario Museum,

Torno was instrumental in organizing the "Genius of China" exhibit in 1974 following negotiations with the Peoples' Republic of China. Torno's personal contacts with architect Philip Johnson inspired the interior design of his family residence on top of the CIL Building.

Contextually, the Torno penthouse is a landmark on Bloor Street West. In the immediate area, the Park Plaza Hotel (1928-1935) at 4 Avenue Road, the Colonnade (1961-63) at 131 Bloor Street West, the Lillian Massey Building at 153 Bloor Street West, and the Royal Ontario Museum (1910-1914) at 100 Queen's Park are also recognized on the City's heritage inventory.

Heritage Attributes

The heritage attributes relating to its design or physical value as a rare example of Modern design inspired by the designs of the important international architect Philip Johnson are found on the exterior walls and interior of the two-storey rooftop penthouse and the entrance off Cumberland Street, as specifically described below.

Exterior Attributes

The penthouse suite is accessed from Cumberland Street where the entry is marked by a decorative iron fence and entered through an iron grille. A single-storey covered passageway, clad with travertine and glazed brick, is placed along the west end of the CIL Building. Rising two stories, the penthouse features a stepped plan created by two rectangles placed side-by-side. The penthouse is set back from the edges of the flat roof of the CIL Building, with a terrace with Japanese-inspired landscaping at the south end (the landscaping, including the trees, planters and flooring, are not included in the Reasons for Identification). The south and east elevations of the penthouse are clad with expanses of dark brickwork and large glazed areas. On the principal (south) facade, the second storey features a projecting balcony (the floor and railing of the balcony are not included in the Reasons for Identification). The west and rear (north) walls of the penthouse and the north terrace are not included in the Reasons for Identification.

Interior Attributes

On the interior, the Reasons for Identification include the two-storey foyer, the main-floor living room, dining room and library, and the first-floor hallway at the north end of the foyer (extending between the coat room and powder room, which are not included in the Reasons for Identification). On the second floor, the Reasons for Identification include the master bedroom (south), day room (west of the master bedroom) and guest room (east), the southeast bathroom, and portions of the southwest bathroom as described below.

The interior areas are linked by a two-storey foyer, which is divided visually by a horizontal band. Stone cladding is applied for the floors and walls, with wood doors accessing the living areas. A staircase leads to the second storey where balconies extend along the south and west sides of the upper foyer. The staircase and balconies feature stone and metal detailing. Under the stairs, the foyer incorporates a water feature and a stone sculpture stand. The ceiling over the foyer is covered by a metal

decorative lattice. In the hallway north of the foyer, the marble cladding on the floor and walls is not included in the Reasons for Identification.

On the main floor, the living room (southeast), library (west of the living room) and dining room (east) have wood floors laid in a decorative pattern and wood doors. The library has wood panelling on the walls with built-in shelving, while the dining room is elaborated with decorative sliding wood screens along the windows (east).

On the second floor, the master bedroom (south), day room (west of the master bedroom), and guest room (east) are accessed through wood doors. The southeast bathroom retains its stone cladding, bathtub and countertop. In the southwest bathroom, the stone cladding and countertops are included in the Reasons for Identification. The other fixtures and the ceilings in the southeast and southwest bathrooms are not included in the Reasons for Identification.

Permitted Restorations - Schedule "D" of the HEA for 130 Bloor Street West

1. Exterior

(a) On Cumberland Street (north) entrance, the entrance gates may be relocated as shown on the attached drawings;

(b) On the south facade, the 14th-floor balcony railing may be replaced as shown on the attached drawings;

(c) The terrace on the south side of the two-storey penthouse may be reduced in size as shown on the attached drawings.

2. Interior:

(a) All light switches and thermostats may be removed and replaced throughout the penthouse;

(b) All ceilings and ceiling lighting may be replaced throughout the penthouse (metal decorative ceiling lattice to be reinstated in foyer);

(c) In the 13th-floor hallway (north of the foyer), the existing marble cladding on the walls and floor may be retained and the west wall clad in matching oak to the existing doors;

(d) In the 14th-floor guest bedroom (east), partitions and interior openings may be permitted within the room, but no openings are permitted on the west wall into the entrance foyer;

(e) In the 14th-floor southeast bathroom, the water closet may be relocated

Permitted Alterations - Schedule "E" of the HEA for 130 Bloor Street West

1. Exterior:

(a) The east wall of the dining room on the 13th floor may be removed and a new wall projected east 7 feet, 8 inches (2.337 metres) and rebuilt with a new and existing glazing system. The surrounding black brick is to remain except for necessary mechanical interventions;

2. Interior:

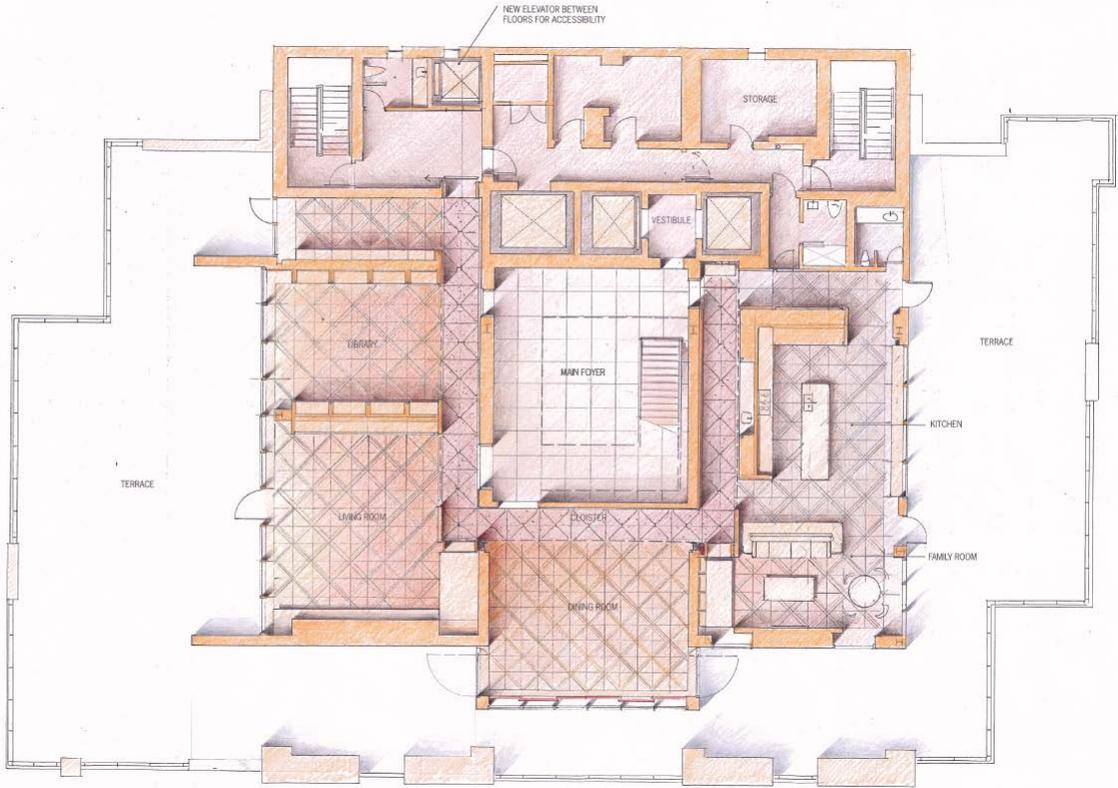
(a) In the 13th-floor library (southwest corner), a new opening may be permitted to access a new room to the west and centered on the existing door opening from the living room into the library;

(b) In the 13th-floor dining room (east), sliding wood screens may be relocated following the reconstruction of the east wall;

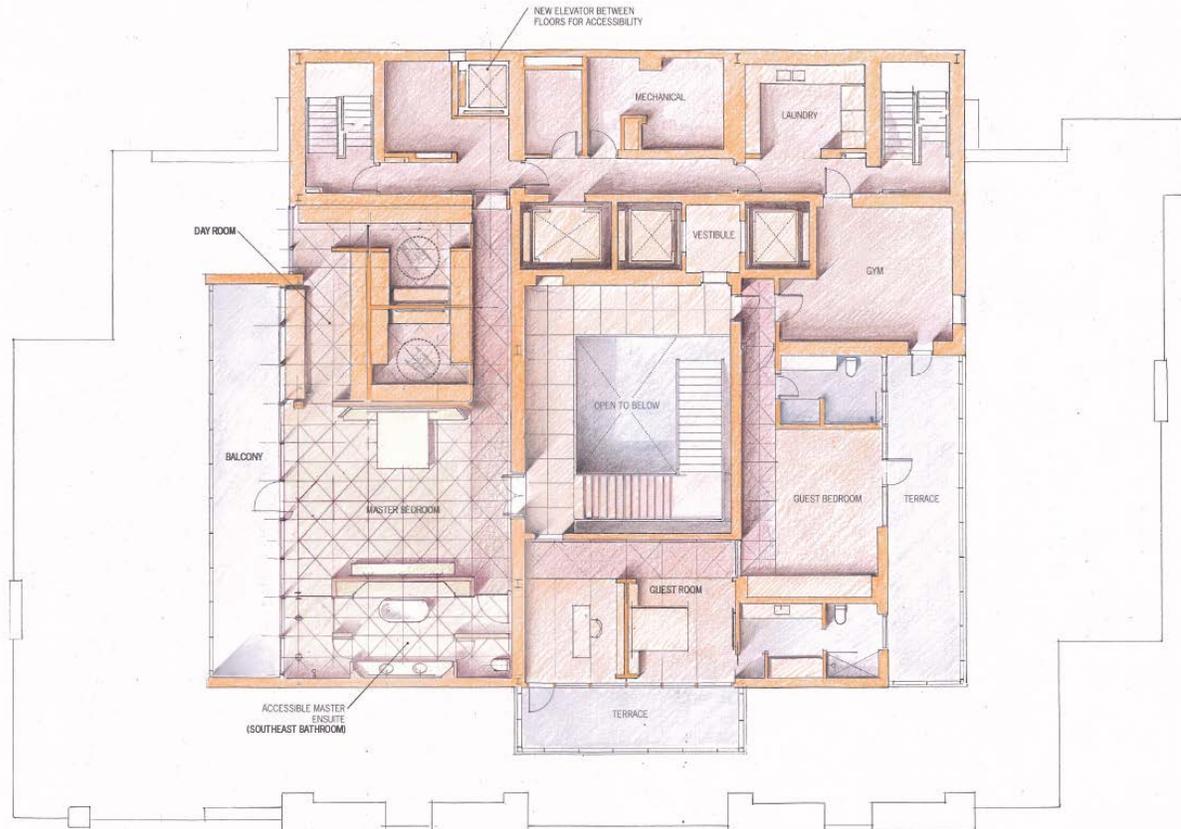
(c) In the 14th-floor master bedroom (southeast) and day room (south), the existing opening and doors between the two rooms may be removed if necessary;

(d) In the 14th-floor day room (south), the northeast corner of the day room (current closet) may be altered if necessary.

(e) In the 14th-floor southwest bathroom, the existing bathroom may be altered to allow access to a new shower.



Extract from proposed 13th floor plan by Shim Sutcliffe Architects from HIA by ERA Architects Inc. dated September 25, 2020)



Extract from proposed 14th floor plan by Shim Sutcliffe Architects from HIA by ERA Architects Inc. dated September 25, 2020)