

Toronto Preservation Board

Meeting No.	20	Contact	Ellen Devlin, Committee Administrator
Meeting Date	Friday, January 29, 2021	Phone	416-392-7033
Start Time	9:30 AM	E-mail	teycc@toronto.ca
Location	Video Conference	Chair	Sandra Shaul

PB20.2	ACTION	Adopted		Ward: 11
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Application to Alter and Remove Heritage Attributes Noted in the Heritage Easement Agreement for 130 Bloor Street West

Board Decision

The Toronto Preservation Board recommends to the Toronto and East York Community Council 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, Urban Design, City 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, Urban Design, City 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 above, City Council 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, Urban Design, City 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, Urban Design, City 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.

Decision Advice and Other Information

Anne Fisher, Program Manager, Heritage Preservation, Urban Design, City Planning gave a presentation on Application to Alter and Remove Heritage Attributes Noted in the Heritage Easement Agreement for 130 Bloor Street West.

Origin

(January 12, 2021) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

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.

Background Information

(January 12, 2021) Report and Attachments 1-5 from the Senior Manager, Heritage Planning, Urban Design, City Planning - Application to Alter and Remove Heritage Attributes Noted in the Heritage Easement Agreement for 130 Bloor Street West

<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-160013.pdf>

(January 28, 2021) Presentation on Application to Alter and Remove Heritage Attributes Noted in the Heritage Easement Agreement for 130 Bloor Street West

<http://www.toronto.ca/legdocs/mmis/2021/pb/bgrd/backgroundfile-162991.pdf>

Communications

(January 29, 2021) Submission from Dan Eylon (PB.Supp)

<http://www.toronto.ca/legdocs/mmis/2021/pb/comm/communicationfile-126776.pdf>

Speakers

Michael McClelland

Brigitte Shim, Shim-Sutcliffe Architects

Cynthia MacDougall, McCarthy Tetrault