

Clause embodied in Report No. 1 of the Toronto North Community Council, as adopted by the Council of the City of Toronto at its meeting held on January 27, 28 and 29, 2004.

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**Uno Prii Survey - Inclusion of 16 Properties on the City of Toronto
Inventory of Heritage Properties (Ward 9- York Centre,
Ward 20 - Trinity Spadina, Ward 22 - St. Paul's,
Ward 25 - Don Valley West and Ward 27 - Toronto Centre-Rosedale)**

(City Council on January 27, 28 and 29, 2004, adopted this Clause, without amendment.)

The Toronto North Community Council recommends:

- (1) the adoption of the report (September 4, 2003) from the Commissioner of Economic Development, Culture and Tourism and that City Council include on the City of Toronto Inventory of Heritage Properties the following properties which are located in the Toronto North Community Council Boundary area:**
 - (a) 141 Erskine Avenue**
 - (b) 190 Exbury Road**
 - (c) 195 Exbury Road**
 - (d) 2335 Jane Street**
 - (e) 2415 Jane Street**
 - (f) 2425 Jane Street**

- (2) the recommendation of the Toronto Preservation Board to delete 2425 Jane Street from the City of Toronto Inventory of Heritage Properties, not be adopted.**

The Toronto North Community Council submits the following 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 Prii 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 Prii Survey. Ms. Silvia Prii provided material from her late husband's collection, including a list of his favourite projects. Because Uno Prii 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 Prii Survey, which is attached (Attachment No. 3). The survey contains an overview of the career of Uno Prii, 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 Prii, 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 Prii'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 Prii designed the buildings. Culture Division staff believe that Mr. Prii 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 Prii that are identified in Recommendation #1 of this report.

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(Attachments referred to in the foregoing report were forwarded to all Members of the Toronto North Community Council with the agenda for its meeting on January 5, 2004; and copies thereof are on file in the office of the City Clerk, North York Civic Centre).

The Toronto North Community Council also submits the following 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 Tétrault, 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.