

Authority: Toronto and East York Community Council Item 7.13,
as adopted by City of Toronto Council on July 16, 17, 18 and 19, 2007
Enacted by Council: November 20, 2007

CITY OF TORONTO

BY-LAW No. 1231-2007

**To designate the property at 88 Spadina Road, formerly known as 100 Spadina Road,
(Spadina Road Apartments) as being of cultural heritage value or interest.**

WHEREAS authority was granted by Council to designate the property at 88 Spadina Road, formerly known municipally as 100 Spadina Road (Spadina Road Apartments) as being of cultural heritage value or interest; and

WHEREAS the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest; and

WHEREAS the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 88 Spadina Road, formerly known municipally as 100 Spadina Road and upon the Ontario Heritage Trust, Notice of Intention to designate the property and has caused notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4, Notice requirements under the *Ontario Heritage Act*; and

WHEREAS the reasons for designation are set out in Schedule "A" to this by-law; and

WHEREAS no notice of objection was served upon the Clerk of the municipality;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at 88 Spadina Road, formerly known municipally as 100 Spadina Road, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 88 Spadina Road, formerly known municipally as 100 Spadina Road and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4, Notice requirements under the *Ontario Heritage Act*.

ENACTED AND PASSED this 20th day of November, A.D. 2007.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE “A”

REASONS FOR DESIGNATION

Description

The property with the confirmed municipal address of 88 Spadina Road (formerly known as 100 Spadina Road) 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 under the three categories of design, historical and contextual value. Located at the southwest corner of Spadina Road and Bernard Avenue, the apartment complex was constructed in 1969 according to historical sources. The property was listed on the City of Toronto Inventory of Heritage Properties in 2004, and authority was granted for a Heritage Easement Agreement the following year. Only the portion of the property containing the Spadina Road Apartments, which is described in the heritage easement agreement, is being recommended for designation.

Statement of Cultural Heritage Value

The apartment building at 88 Spadina Road has design value as an important example of a late 20th century apartment building with Modern styling as interpreted by architect Uno Prii. The Spadina Road Apartments are associated with his practice. After opening an office in 1957, Prii produced plans for over 200 buildings according to his unique approach to design, which was characterized by sweeping curves, decorative surfaces, and articulated balconies applied to low-rise, slab or point towers. The Spadina Road Apartments consist of a slab tower with the flared base and geometric shapes favoured by Prii. With its height and unusual detailing, the apartment building is a highly visible feature viewed along Spadina Road north of Bloor Street West.

Heritage Attributes

The heritage attributes of the Spadina Road Apartments related to the building’s cultural heritage value for its Modern styling as interpreted by Uno Prii are found on the exterior walls and roof, consisting of:

- The plan, with a slab tower rising 22 stories from a flared base.
- The concrete and brick cladding.
- The organization of the principal (north) façade and the similar south elevation with a six-bay grid pattern of balconies with door and window openings behind.
- The placement of the main glazed entrance on the north wall where it is protected by a projecting canopy and flanked by large scale window openings.
- The pattern of oversized and stylized diamond motifs extending across the north and south elevations from the second to the sixth-floor levels.

- The repetition of the diamond motifs on a reduced scale on the balcony railings, with the placement of single oversized versions of the shape at the base of the east and west (side) walls.
- On the west elevation, the series of single window openings ascending the shaft (there is no fenestration on the east wall).
- The flat roof with a rounded protective grille that is visible from the street and plays on the shapes introduced on the tower.

SCHEDULE “B”

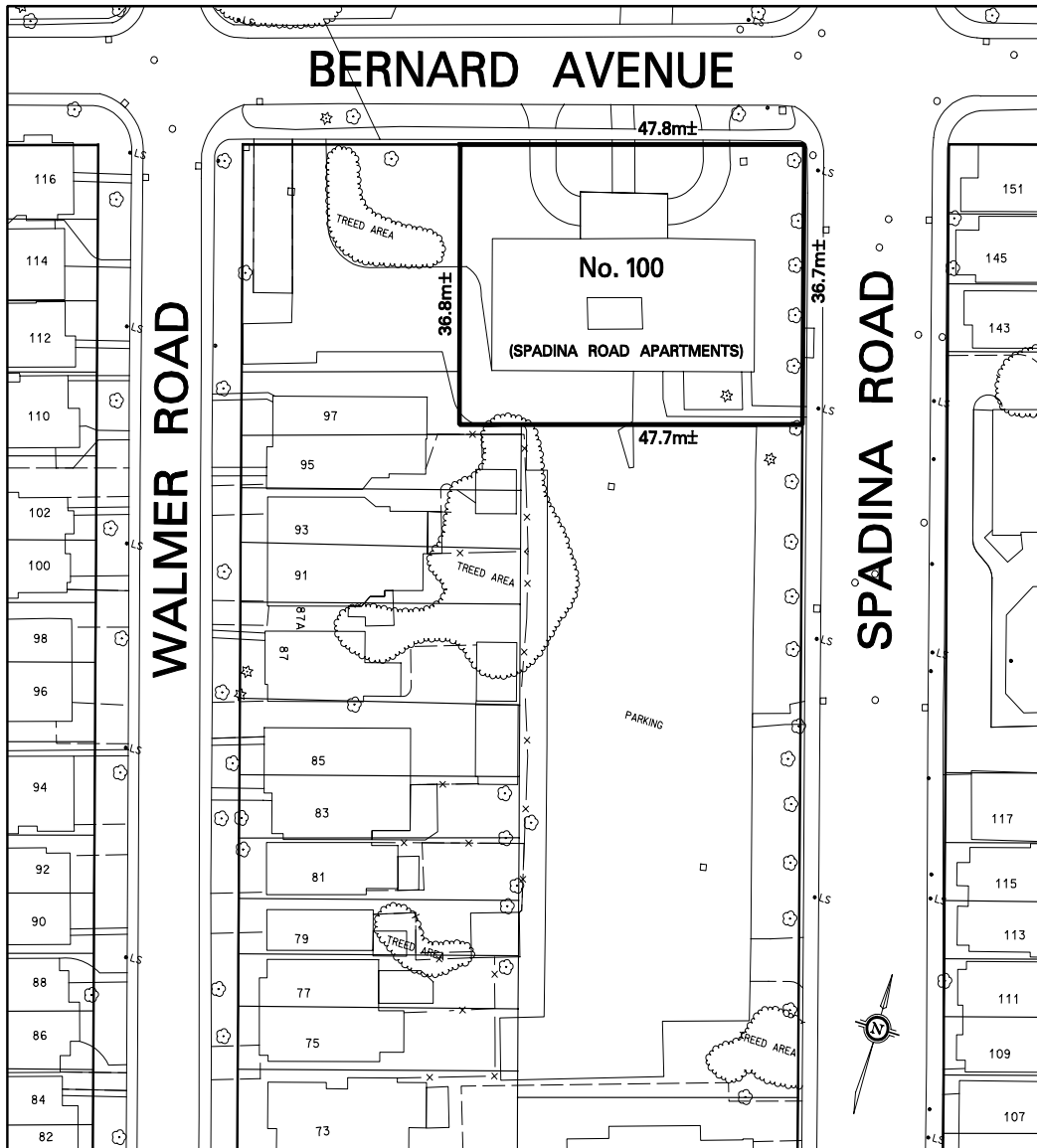
Part of PIN 21227-0002 (LT)

Lots 171 and 172 and parts of Lots 147, 148, 149 and 170, on Plan 698 designated as PART 1 on Plan 66R-22098.

City of Toronto, Province of Ontario

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2007-270 dated November 5, 2007, as set out in Schedule “C”.

SCHEDULE "C"


Toronto

 TECHNICAL SERVICES DIVISION
 SURVEY & MAPPING SERVICES

NOTE:
 THIS SKETCH IS NOT
 A PLAN OF SURVEY
 AND HAS BEEN COMPILED
 FROM SURVEY NOTES AND
 OFFICE RECORDS. IT SHALL
 NOT BE USED EXCEPT FOR
 THE PURPOSE INDICATED
 IN THE TITLE BLOCK

PROPERTY INFORMATION SHEET

No. 100 SPADINA ROAD
 (SPADINA ROAD APARTMENTS)
 LAND DESIGNATED AS BEING OF
 CULTURAL HERITAGE VALUE AND INTEREST
 (NOT TO SCALE)

WARD 20 - TRINITY-SPADINA

DATE: NOV. 5, 2007

SKETCH No. PS-2007-270