

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. 1235-2007

To designate the property at 230 Bloor Street West (John Lyle Studio Building) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 230 Bloor Street West (John Lyle Studio Building) 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 230 Bloor Street West 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 230 Bloor Street West, 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 230 Bloor Street West 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 at 230 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 under the category of historical or associative value. According to historical records, the two-storey office/studio building was completed in 1920 behind the commercial buildings on the north side of Bloor Street West, where it was accessed through a pedestrian laneway. The property was listed on the City of Toronto Inventory of Heritage Properties in 2004, and authority was granted for a Heritage Easement Agreement in 2005. The portions of the Studio Building described in the heritage attributes below have been identified for incorporation in a residential development on the site.

Statement of Cultural Heritage Value

The cultural heritage value of the property is linked to its historical association with John Lyle (1872-1945), the prominent Canadian architect who designed a number of noteworthy buildings in Toronto and across Canada. Born in Belfast, Ireland in 1872, Lyle settled in Hamilton, Ontario. He received his initial schooling in art at the Hamilton Art School before being accepted to the School of Fine Arts at Yale University in 1891. After studies at the Ecole-des-beaux-arts in Paris, France, Lyle moved to New York City where he worked for highly regarded architectural firms, including Carriere and Hastings. In 1906, John Lyle established his architectural practice in Toronto where his commissions included the Royal Alexandra Theatre, the Runnymede Library, and many prominent bank buildings. Lyle was co-designer of Union Station with Ross and Macdonald and Hugh G. Jones. John Lyle also contributed to the local architectural and arts community as a founder of the Architectural Club (1911) and a member of the Town Planning Institute of Canada and the 'Diet Kitchen School of Architecture'. Appointed a lecturer at the University of Toronto in 1913, Lyle served as the president of the Art Gallery of Ontario (then the Art Gallery of Toronto) from 1941 to 1944. John Lyle designed the two-storey Studio Building in the Georgian Revival style for his practice and occupied the premises until his retirement in 1943.

Heritage Attributes

The surviving heritage attributes of the Studio Building related to its cultural heritage value for its association with architect John Lyle consist of the three bays from the south façade of the original building and the fireplace from the second-floor interior, specifically:

- The two-storey façade, with brick construction and buff coloured brick cladding with red blue colouring and buff coloured brick quoins.
- The segmental-arched window openings, which are reduced in height in the second storey and display brick flat arches.

- Above a wood cornice gutter with square downspouts, the roof parapet consisting of a wood balustrade rail between masonry columns.
- From the second-floor interior, the fireplace with a brown coloured brick hearth and a wood mantel.

SCHEDULE “B”

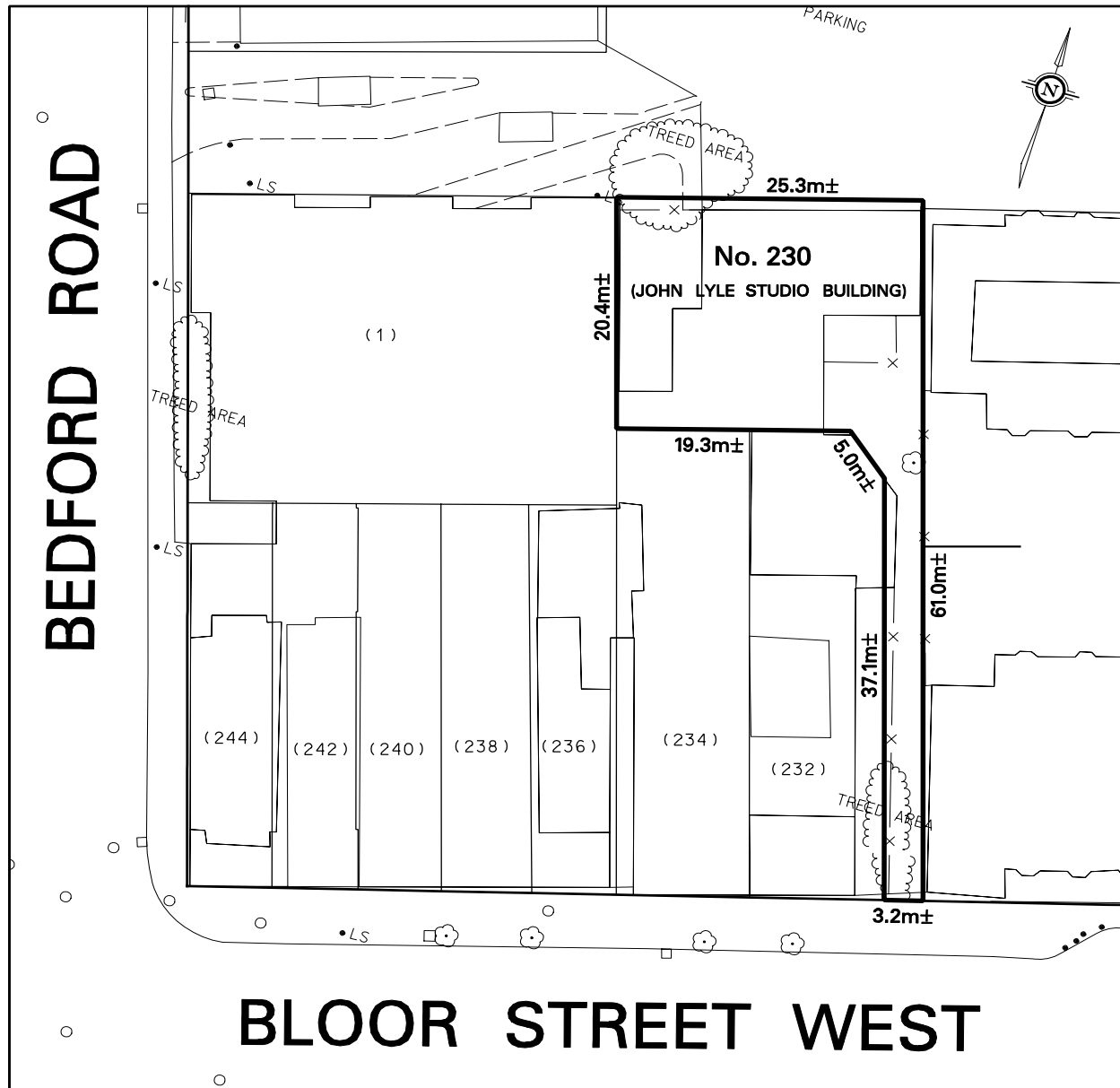
Part of PIN 21213-0018 (LT)

Part of Lot 23 Concession 2 FTB, Township of York, designated as PART 1 on Plan 63R-1404.

City of Toronto, Province of Ontario

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2007-271 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. 230 BLOOR STREET WEST
(JOHN LYLE STUDIO BUILDING)
LAND DESIGNATED AS BEING OF
CULTURAL HERITAGE VALUE AND INTEREST
 (NOT TO SCALE)

WARD 20 - TRINITY-SPADINA
 DATE: NOV. 5, 2007

SKETCH No. PS-2007-271