

TORONTO PRESERVATION BOARD

January 29, 2021

Application to Alter and Remove Heritage Attributes Noted in
Heritage Agreement for 130 Bloor St. West (Ward 11)

Heritage of the Future Award

The Heritage of the Future Award (previously the Post-1945 Design Award) recognizes an architect, engineer, planner, or landscape architect (living or dead) whose body of work completed after 1945 is esteemed as being outstanding, enduring, and the heritage of the future.





Massey College West Gate, Accessible Entrance



Corkin Gallery, View of main gallery



Corkin Gallery was the recipient of the **2010 Governor's General Award for Architecture.**

Corkin Gallery was the recipient of the **2005 Heritage Toronto Award of Merit.**



Massey College, Robertson Davies Library.
Shim-Sutcliffe
College Architects
Massey College 1995 - 2014



Residence for Sisters of St. Joseph, and Taylor House, View of entrance



Recipient of the **2014 City of Toronto Heritage Toronto Award of Excellence** for the respectful restoration and renovation of John F. Taylor House, part of The Residence for The Sisters of St. Joseph.

Recipient of the **2014 Architectural Conservancy Ontario Peter Stokes Award** for the respectful restoration of John F. Taylor House, part of The Residence for The Sisters of St. Joseph.



Foyer showing the “Four Seasons” stairs and the two storey court at Munson Williams Proctor Arts Institute, Utica, NY (The Structure of Light: Richard Kelly and the Illumination of Modern Architecture).



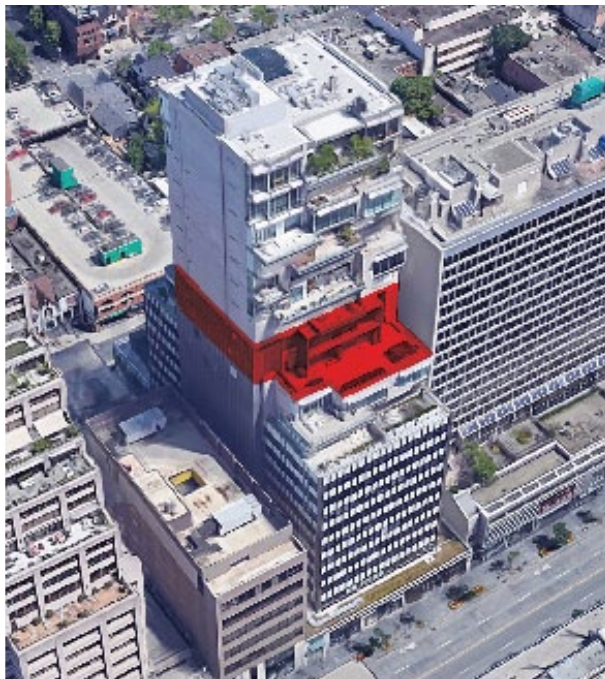
Stair at Four Seasons Restaurant, Seagram (The Structure of Light: Richard Kelly and the Illumination of Modern Architecture; photograph by Ezra Stoller).



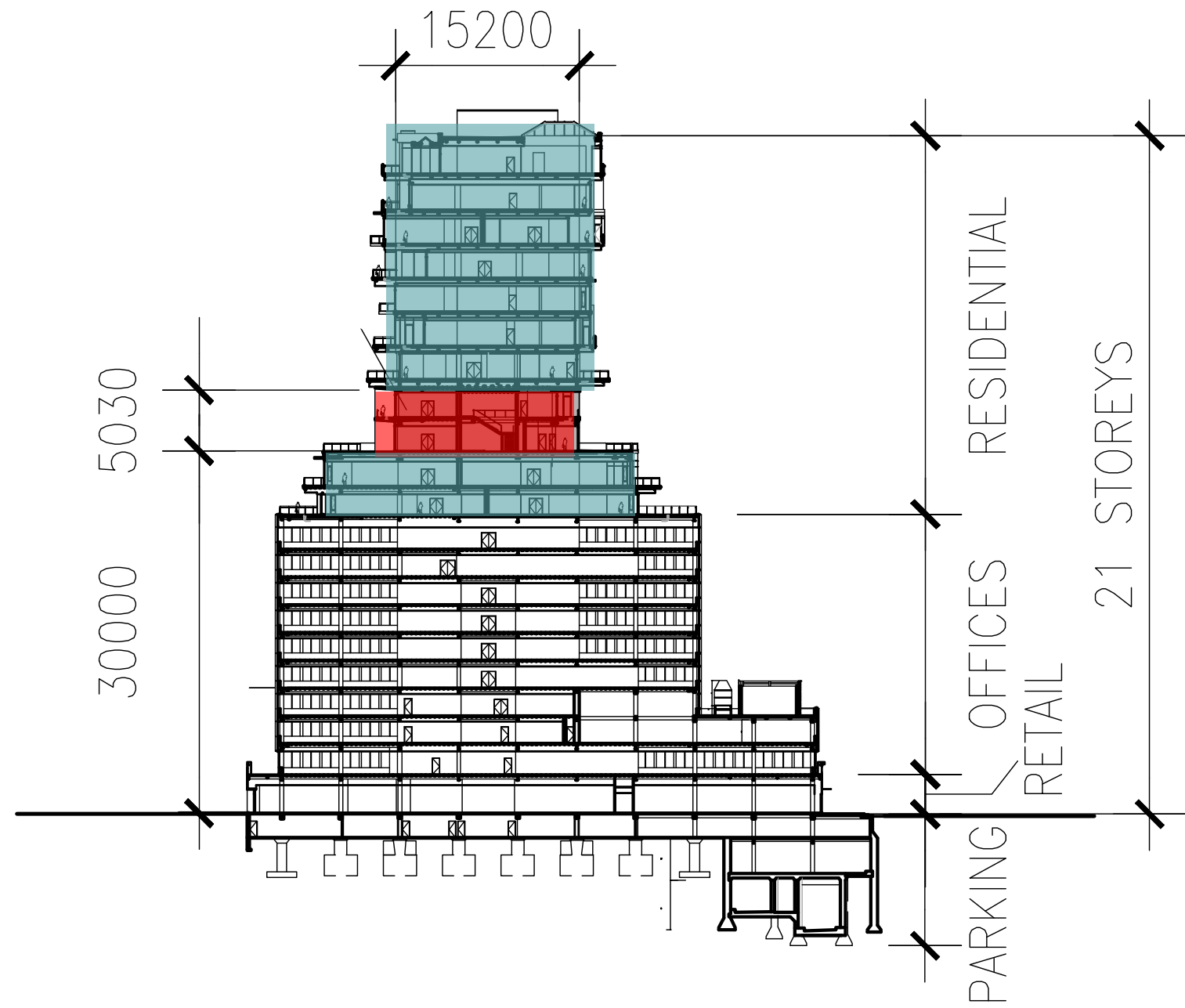
Philip Cortelyou Johnson

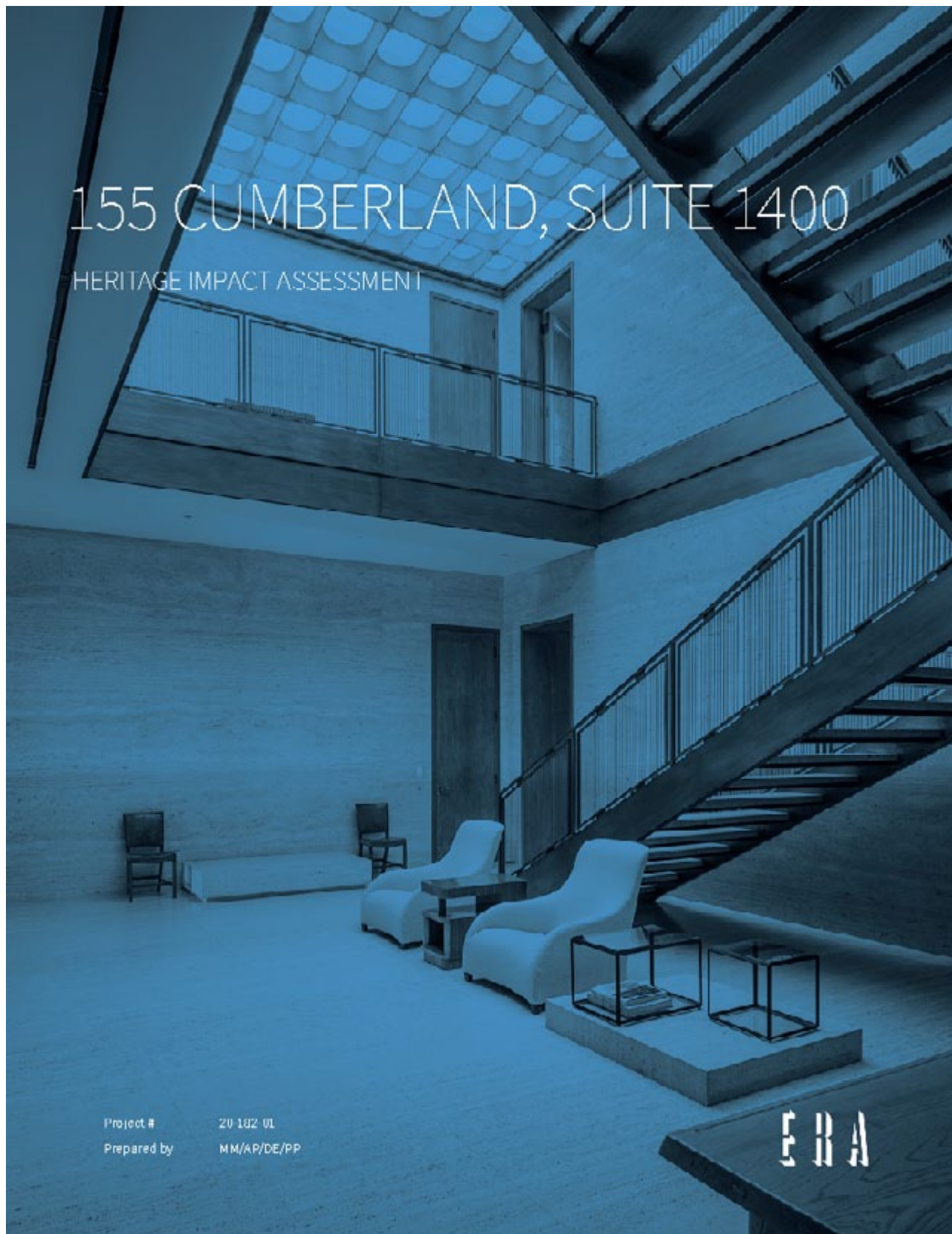


130 Bloor St. W. and 155 Cumberland St. residences above (ERA, 2020)



Aerial view of 155 Cumberland (Google Earth, 2020)





Conservation

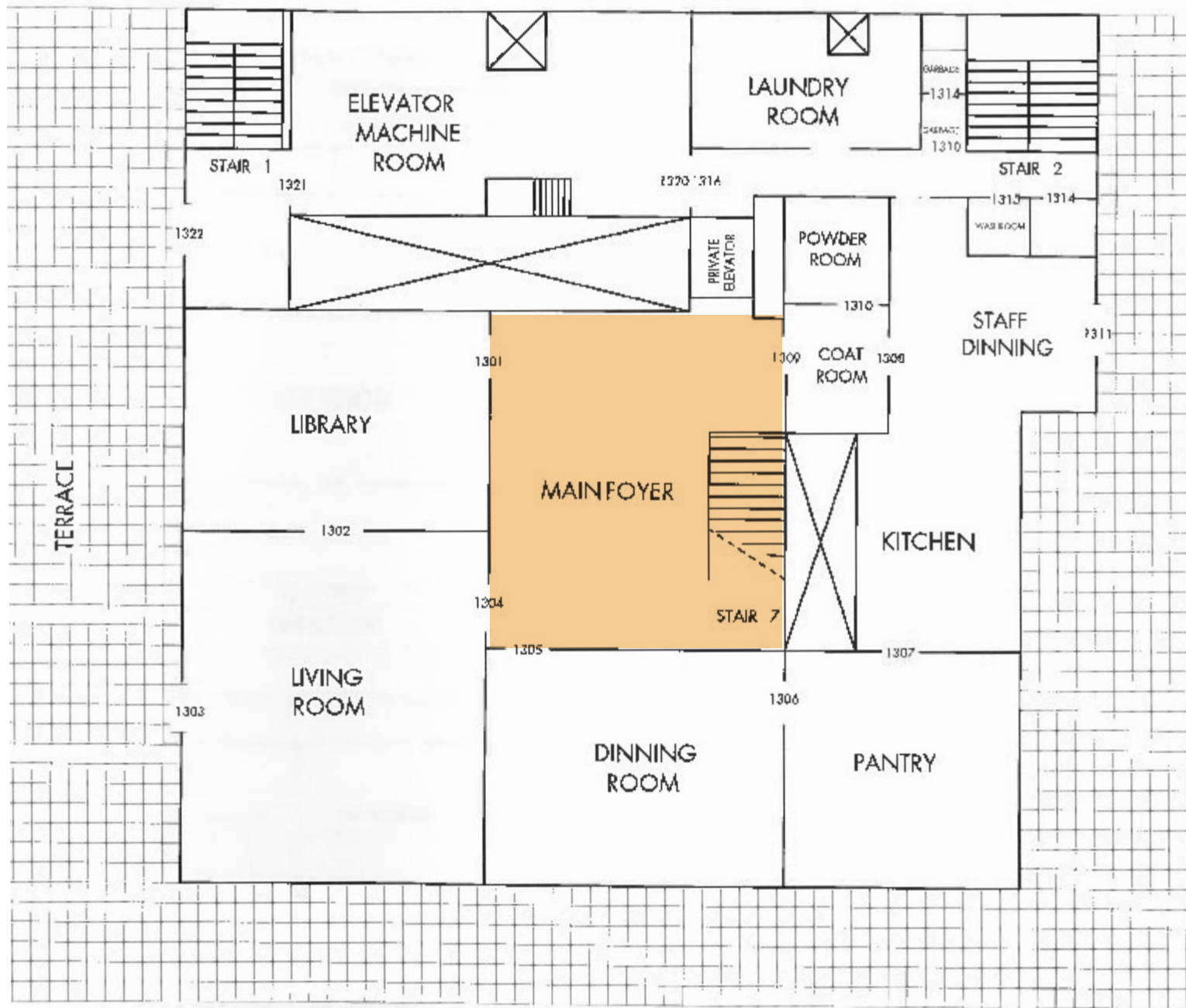
- Enhancement of Heritage Attributes
- Accessibility and Aging-in-Place
- Legibility

Recommended by Staff

- Remove sculpture plinths
- Lighting in the foyer
- Replace doors with flat panel doors and flat panel pocket doors
- Replace exterior doors and reinstate window in original location (master bedroom, day room, living room)
- Remove southwest bathroom (lacks integrity)
- Retroactive approval for pool removal (alteration by previous owner)

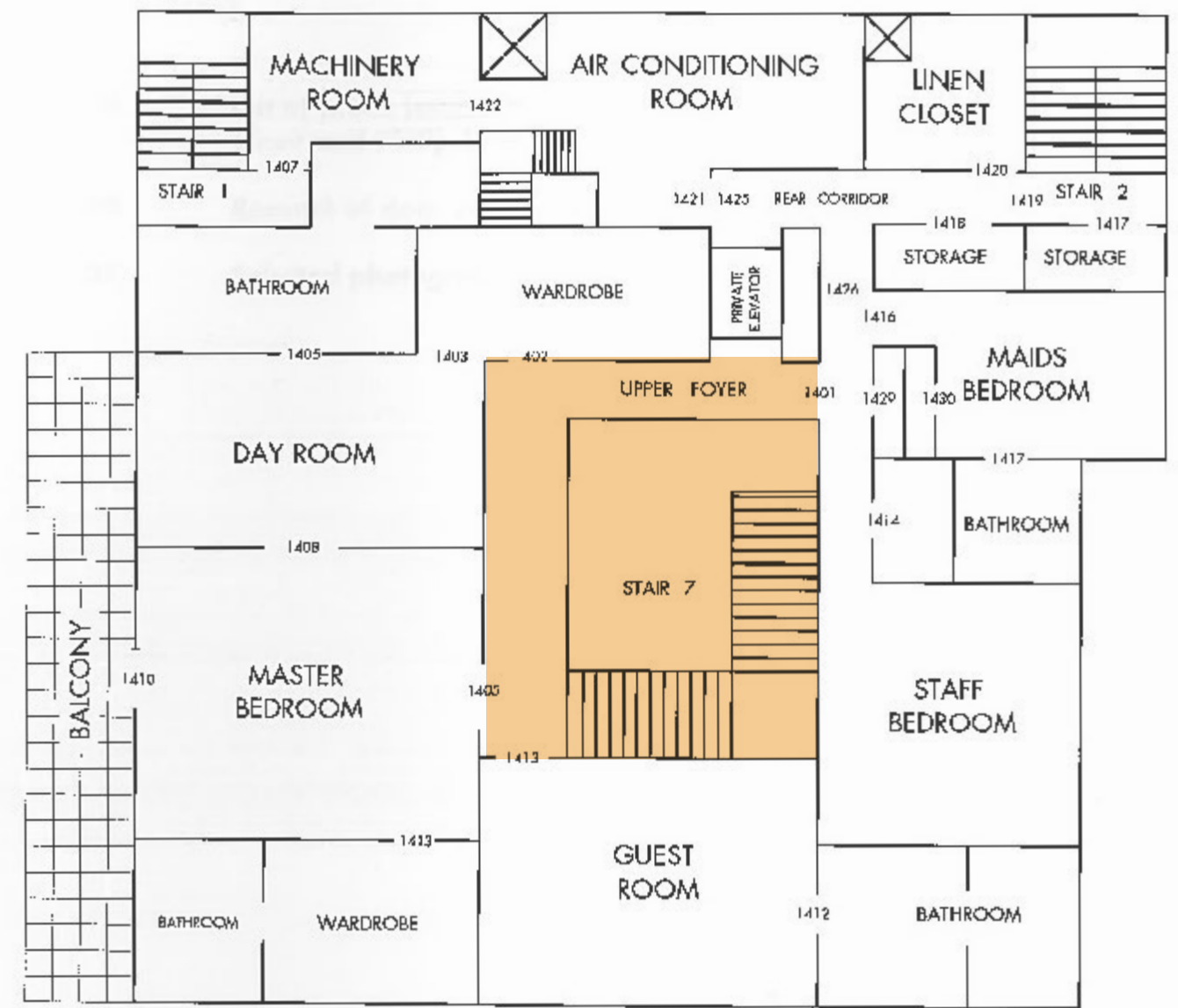
Requested by Applicant and Not Recommended by Staff

- Introduce accessible route to new elevator
- Relocate doorways 13th floor for accessibility (library, living room)
- New doorway for accessibility (living room, dining room)
- Relocate doorways on 14th floor for accessibility (master bedroom, dayroom)
- Reconfigure dayroom for accessible dressing rooms
- Reconfigure southeast bathroom for accessibility
- Replacement of wood paneling and shelving (library)



SCHMATIC OF DRAWING NO 37
SHOWING ROOM NAMES AND DOOR NUMBERS
13TH FLOOR PLAN

13th Floor Plan (Lower Floor)
Bregman and Hamann Architects, 1959



SCHMATIC OF DRAWING NO 38
SHOWING ROOM NAMES AND DOOR NUMBERS
14TH FLOOR PLAN

14th Floor Plan (Upper Floor)
Bregman and Hamann Architects, 1959



View of Main Foyer in the Torno Penthouse from Panda Associate Fonds, University of Calgary Archives and Special Collections, 1963.



View of living room in the Torno Residence on 130 Old Forest Hill Road from Panda Associate Fonds, University of Calgary Archives and Special Collections, 1953.



View of living room in the Torno Penthouse from Panda Associate Fonds, University of Calgary Archives and Special Collections, 1963.



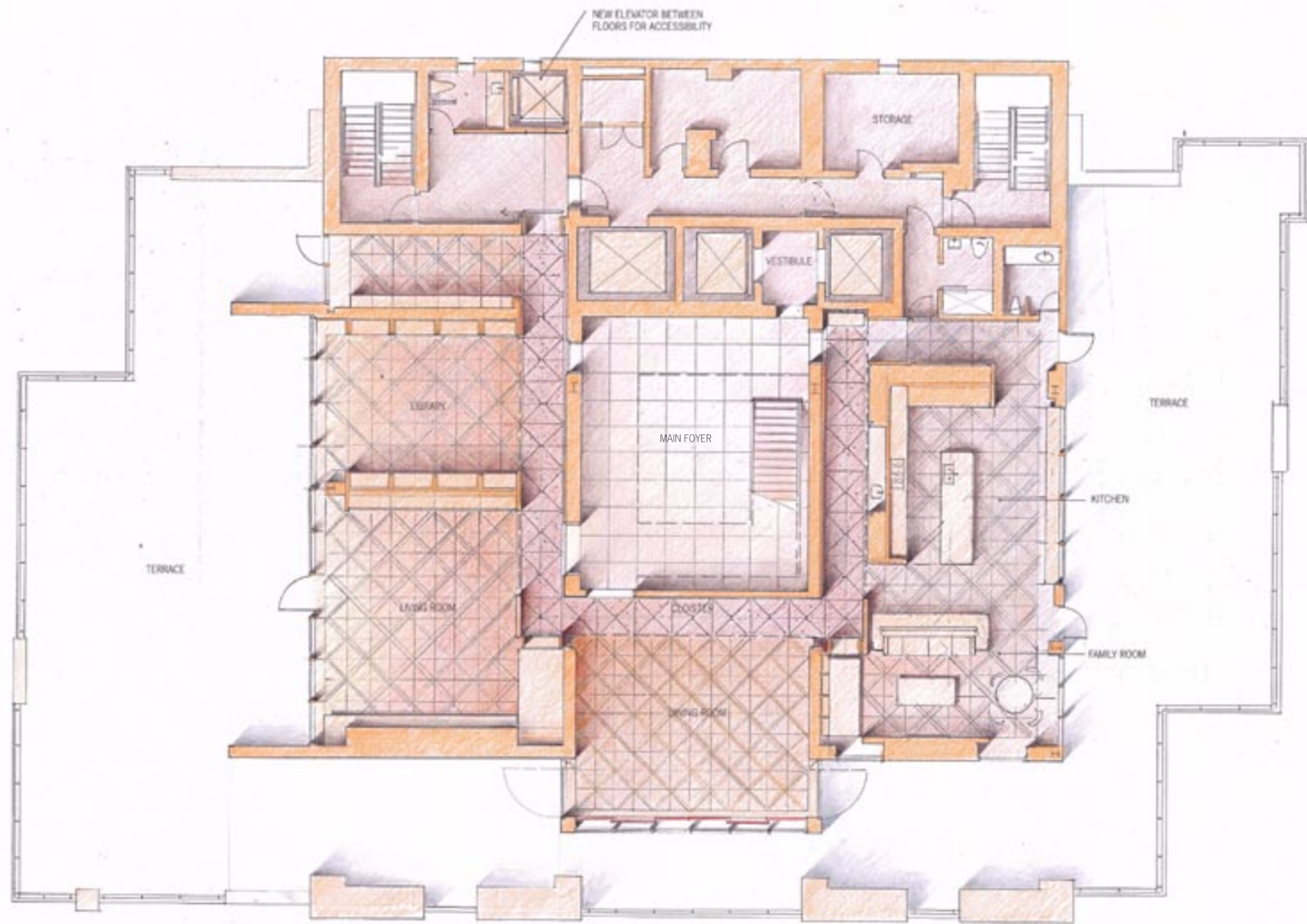
View of Main Foyer (ERA Architects / Photographer: Steven Evans, August 2020)



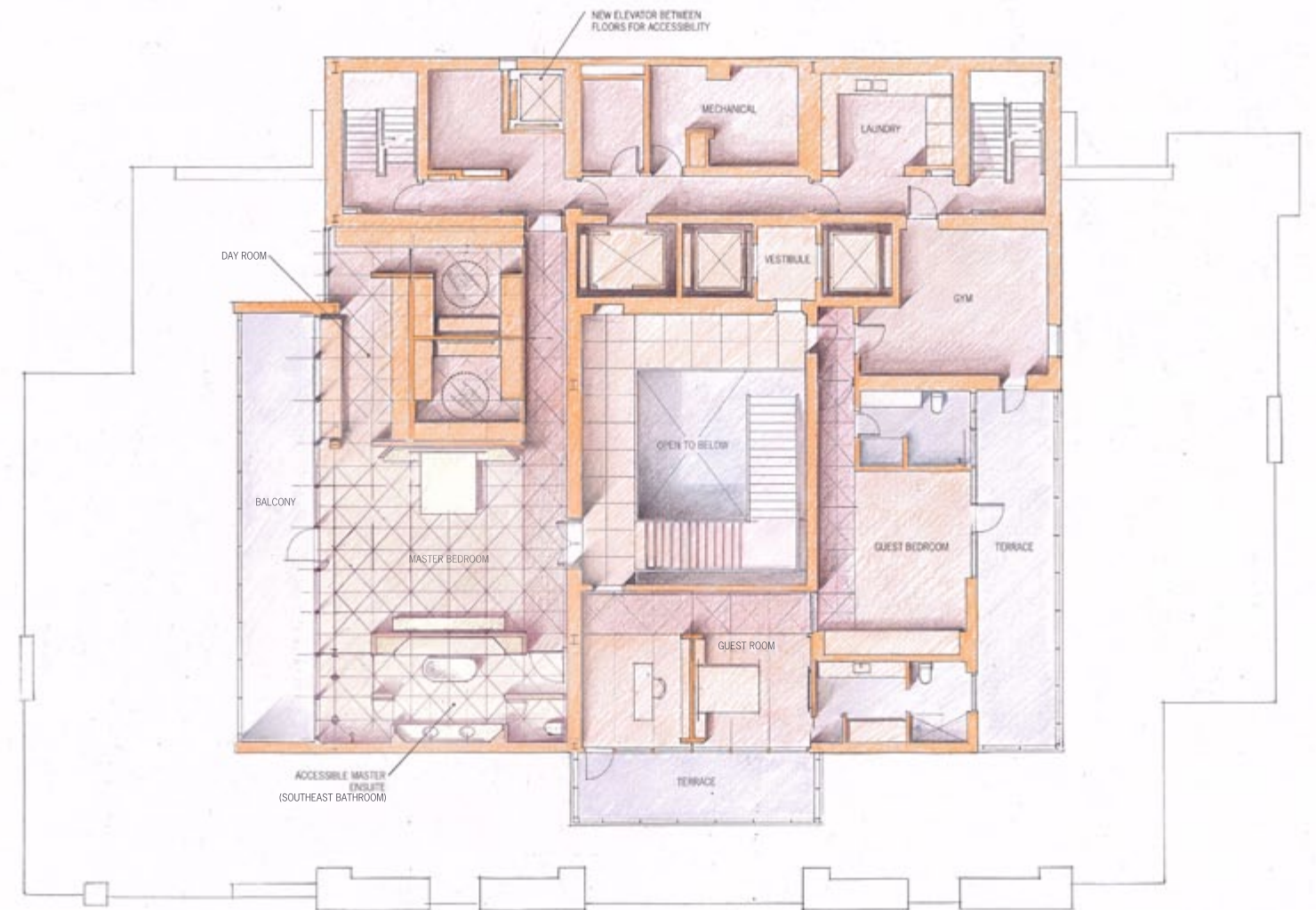
View of pantry and server with built-in cabinets (2007 Conservation Plan, Goldsmith Borgal & Company Ltd. Architects)



Existing view of the kitchen and the family room



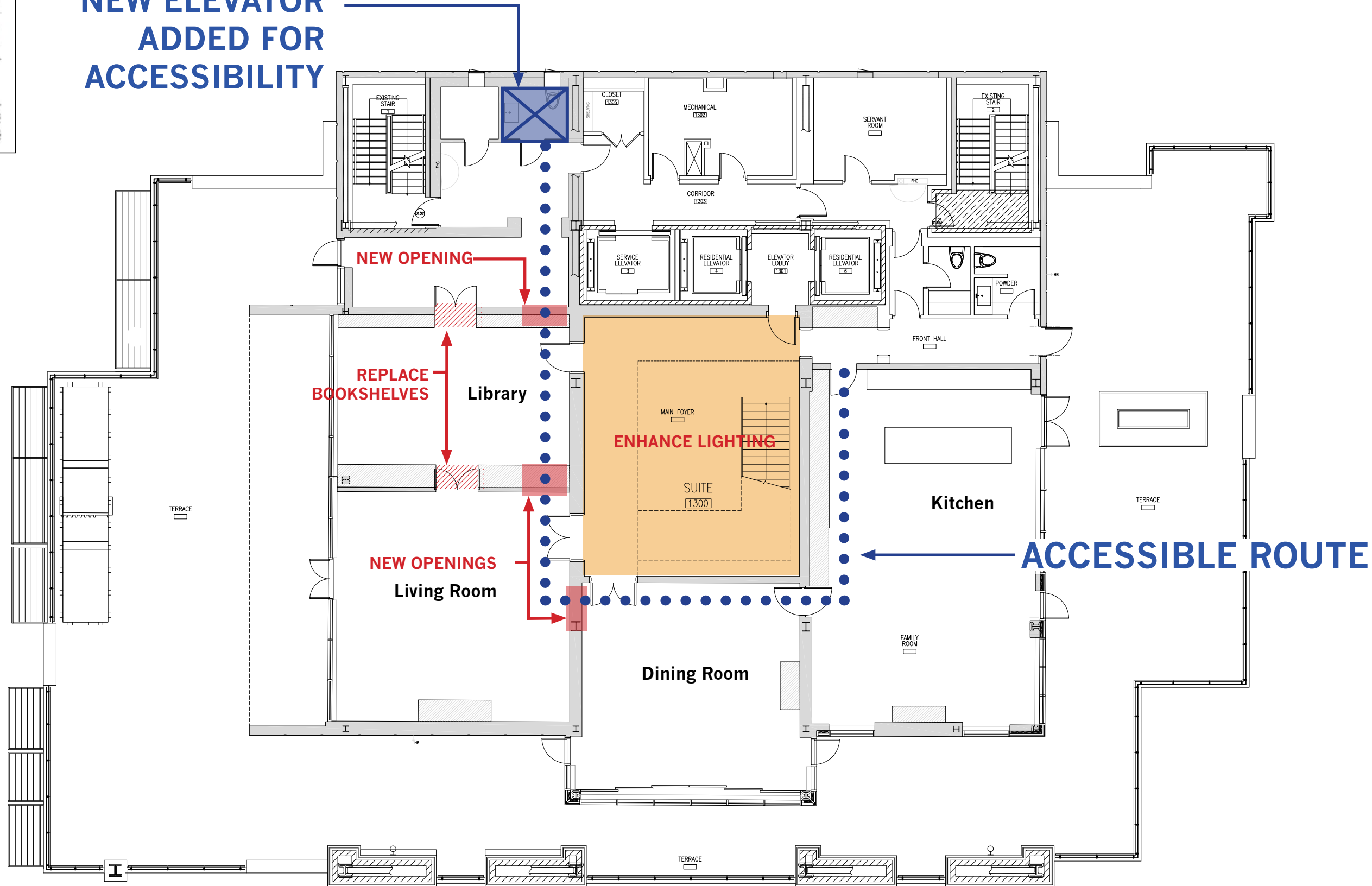
Proposed 13th Floor Plan (Lower Floor)
 Shim-Sutcliffe Architects, 2020



Proposed 14th Floor Plan (Upper Floor)
 Shim-Sutcliffe Architects, 2020



NEW ELEVATOR ADDED FOR ACCESSIBILITY



Proposed alterations to Suite 1400, Lower Floor, for accessibility, legibility, and enhancement of heritage attributes (Shim-Sutcliffe Architects, 2020)

Our proposal is to restore the continuity of bookshelves as shown in Panda Associate photo in 1963.



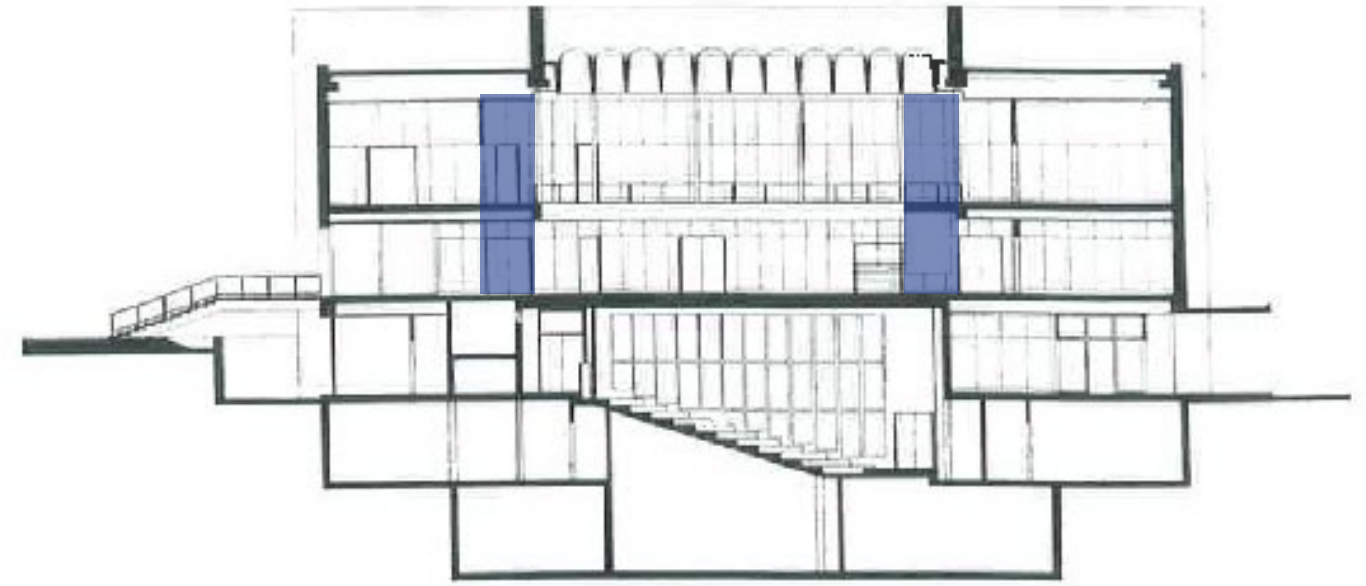
View of library in the Torno Penthouse from Panda Associate Fonds, University of Calgary Archives and Special Collections, 1963.



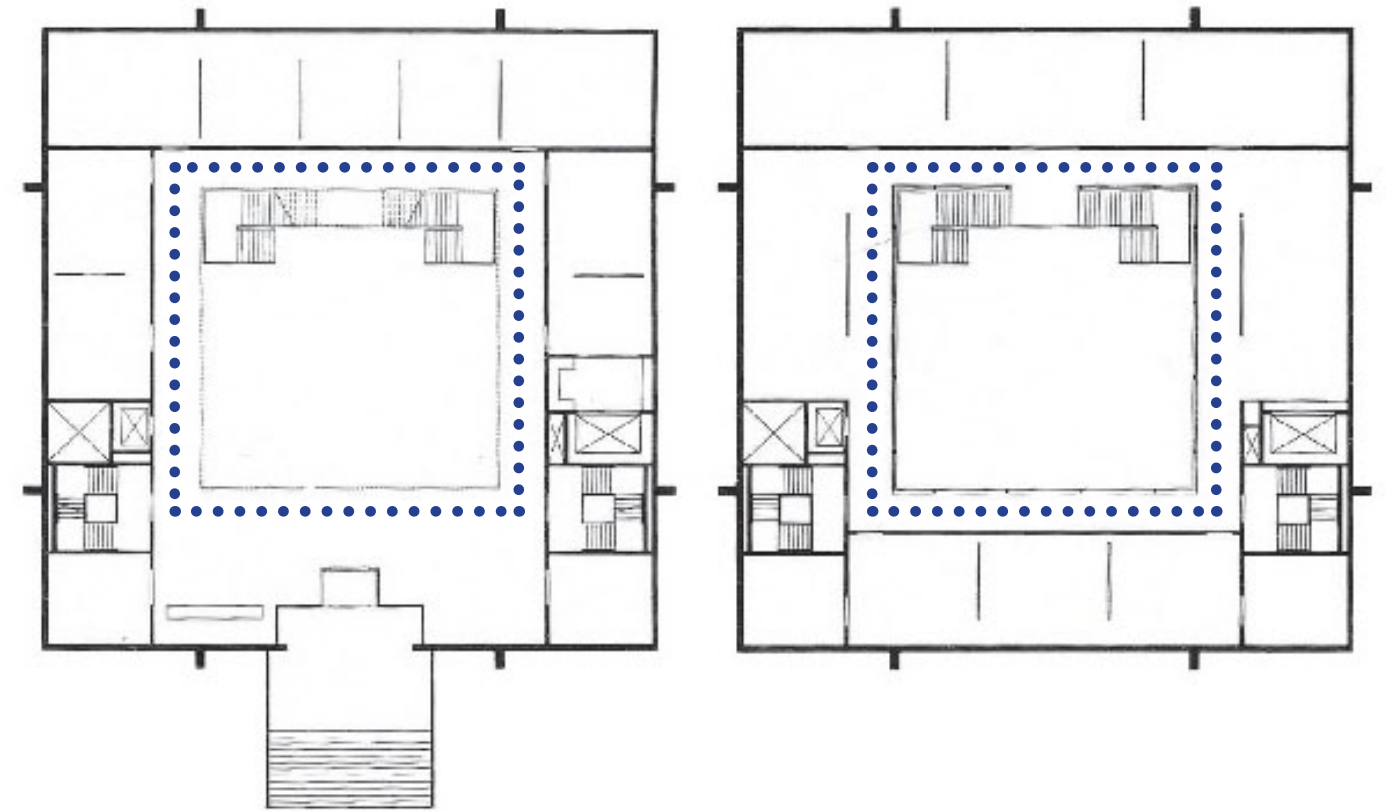
Permitted Alteration Schedule of the HEA for 130 Bloor St. W. (2) Interior (a). In the 13th Floor Library (Southwest corner), a new opening may be permitted to access a new room to the west. Restore the continuity of bookshelves as shown in Panda Associate's photo on the left.



Munster Williams Proctor Art Institute, Sculpture Court with circulation path around on the second floor.



Munster Williams Proctor Art Institute, Longitudinal Section

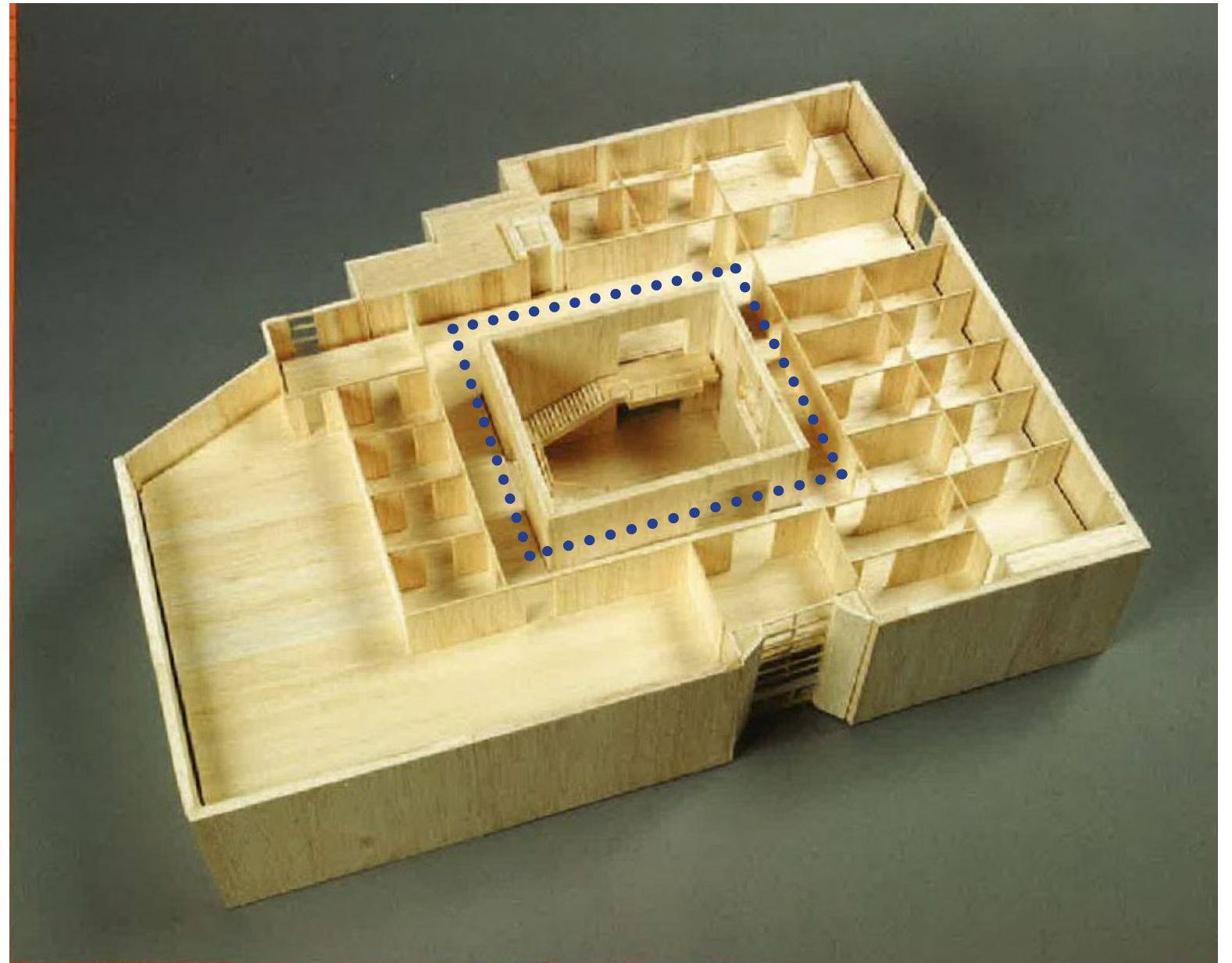


MWPA, Ground Floor Plan

MWPA, Second Floor Plan



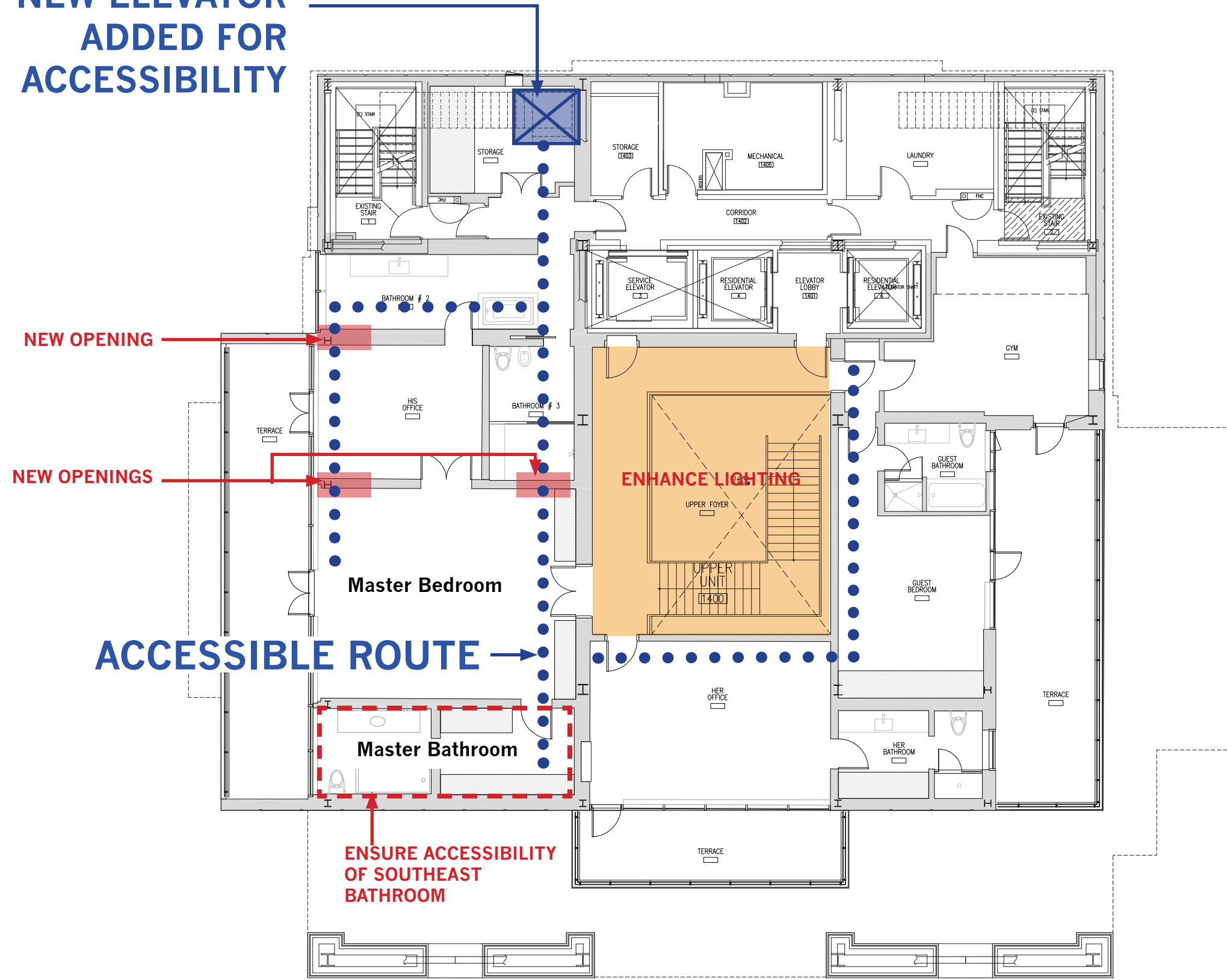
Model of Lantern. Amon Carter Museum 2001 Addition. Phillip Johnson and Alan Ritchie Architects. Circulation around double height space.



Model. Amon Carter Museum 2001 Addition. Phillip Johnson and Alan Ritchie Architects. Circulation around double height space.



NEW ELEVATOR ADDED FOR ACCESSIBILITY



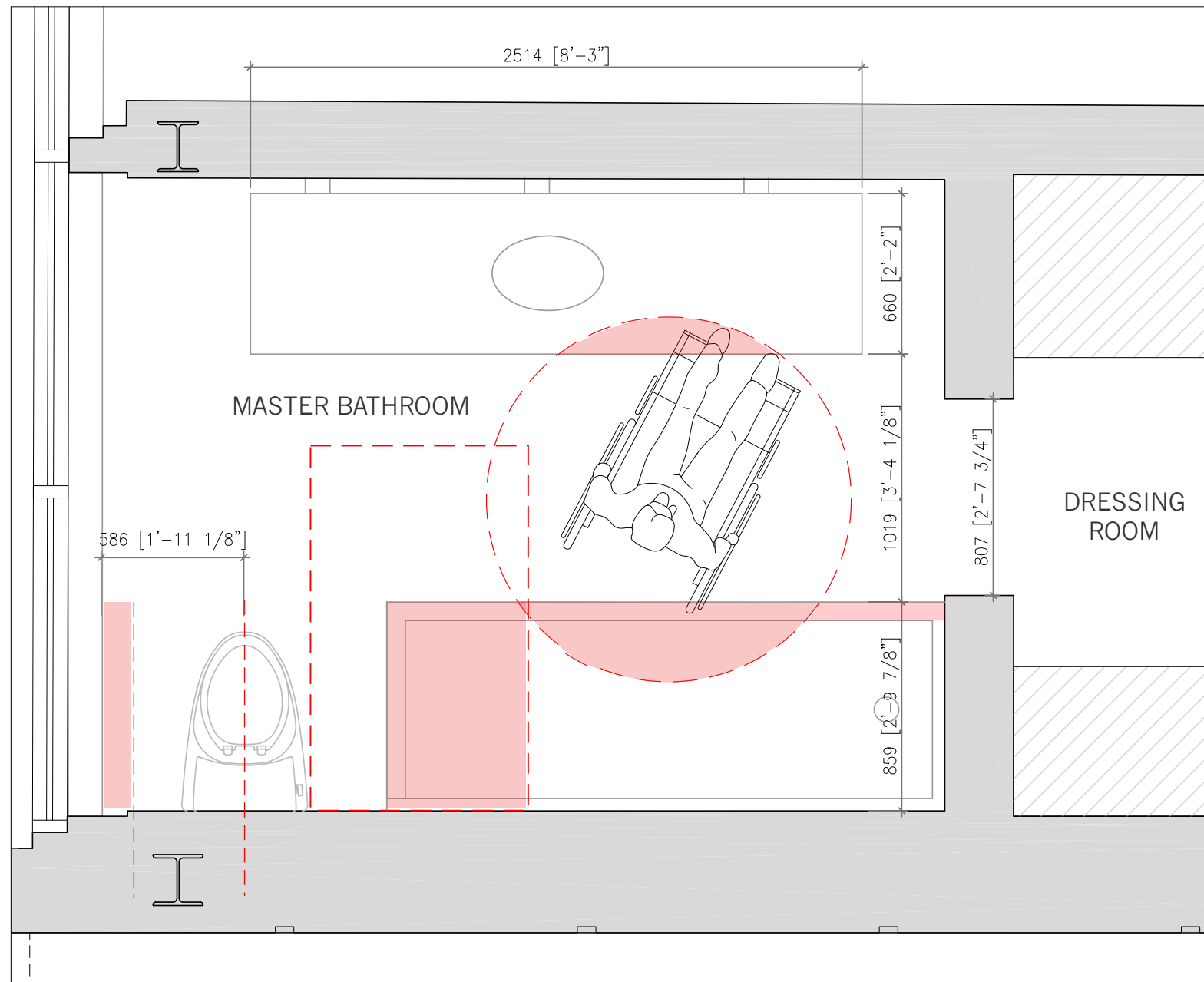
Proposed alterations to Suite 1400, Upper Floor, for accessibility, legibility, and enhancement of heritage attributes (Shim-Sutcliffe Architects, 2020)



Photo of Southeast bathroom. (Heritage Easement Agreement, 2007)



Photo of Current Southeast Bathroom, showing modifications to shower/tub on right side. New drywall ceiling, new shower fixtures and new glass enclosure were added. The recess for soap was removed. (ERA Architects / Steven Evans Photographer, 2020)

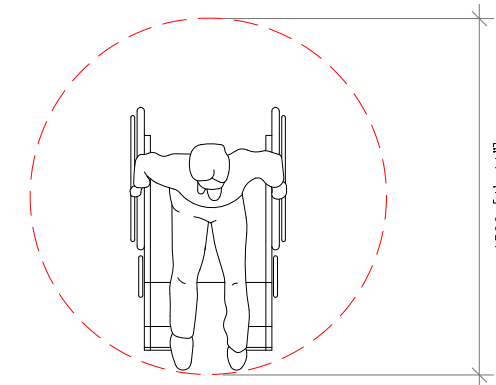


Existing SE Master Bathroom | 1:20

Non-conforming areas in master existing bathroom

** Excerpts from the Ontario Building Code

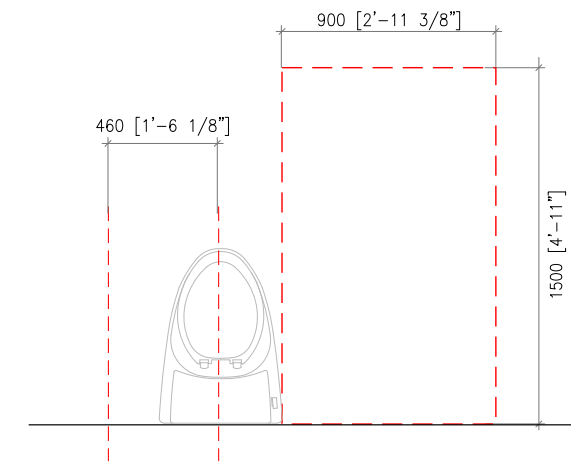
1. Non-conforming Issue: Turning Radius for Accessibility



3.8.3.8. Water Closet Stalls and Enclosures**

- (1) Every barrier-free water closet stall or enclosure in a washroom described in Sentence 3.8.2.3.(3) or (4) shall,
- (a) have a clear turning space within the stall or enclosure of at least 1500 mm in diameter,
 - (b) have a clear floor space in front of the stall or enclosure of at least 1500 mm in diameter

2. Non-conforming Issue: Accessible Floor Area next to water closet



3.8.3.8. Water Closet Stalls and Enclosures**

- (2) A water closet described in Clause (1)(d) shall be,
- (a) located so that,
 - (i) the centre line of the water closet is not less than 460 mm and not more than 480 mm from one side wall, and
 - (ii) a clear transfer space at least 900 mm wide and 1 500 mm deep is provided on the other side of the water closet, or



View of Main Foyer (ERA Architects / Photographer: Steven Evans, August 2020)

Appendix

Previous Projects

1980s

For Noah and Rose Torno -

Mandel Sprachman Architect

- Made alterations to subordinate spaces
- Permit drawings are located in City of Toronto Archives but unable to be retrieved due to the current COVID-19 pandemic

2007 - 2014

For Kingsett Capital -

JF Brennan Design/Build with Villa Villa Architects

Quadrangle Architects

- Made alterations to subordinate spaces and documented in the ERA Architects Heritage Impact Assessment, September 25, 2020

2015 - 2017

For David Graham -

Quadrangle Architects

Studio Iena, interior decorators

- Made alterations to subordinate spaces and documented in the ERA Architects Heritage Impact Assessment, September 25, 2020