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RECEIVED

City Clerk's Office

FEB 28 2005

CONSERVATION REVIEW BOARD

Secretariat
Christine Archibald
Toronto and East York Community Council
City Hall, 4th Floor, West
100 Queen Street West
Toronto, Ontario M5H 2N2

Ulli S. Watkiss
City Clerk

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ONTARIO HERITAGE FOUNDATION
FEB 22 2005
RECEIVED

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
150 BALMORAL AVENUE
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW

Balmoral Avenue Apartments Ltd.
620 Avenue Road, Suite 102
Toronto, Ontario
M4V 2K8

Ontario Heritage Foundatio
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

1144071 Ontario Limited
1414 Cathedral Place
925 West Georgia Street
Vancouver, British Columbia
V6C 3C2

Take notice that the Council of the City of Toronto has passed By-law No. 54-2005 to designate 150 Balmoral Avenue (Balmoral Apartments) as being of cultural heritage value or interest.

Dated at Toronto this 21st day of February, 2005.

Ulli S. Watkiss
City Clerk

Handwritten signature and date: Ulli S. Watkiss, Mar. 8/05

Authority: Toronto and East York Community Council Report No. 7, Clause No. 15,
as adopted by City of Toronto Council on September 28, 29, 30 and October 1, 2004
Enacted by Council: February 3, 2005

CITY OF TORONTO

BY-LAW No. 54-2005

To designate the property at 150 Balmoral Avenue (Balmoral Apartments) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 150 Balmoral Avenue (Balmoral 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 150 Balmoral Apartments and upon the Ontario Heritage Foundation, Notice of Intention to designate the property and has caused the Notice of Intention to be published in a newspaper having a general circulation in the municipality as required by 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 to the proposed designation was served upon the Clerk of the municipality;

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

1. The property at 150 Balmoral Avenue, 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 150 Balmoral Avenue and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto as required by the *Ontario Heritage Act*.

ENACTED AND PASSED this 3rd day of February, A.D. 2005.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"**REASONS FOR DESIGNATION**

The property at 150 Balmoral Avenue is recommended for designation for its cultural resource value or interest. Located on the northeast corner of Avenue Road and Balmoral Avenue on the hill above Davenport Road, the Balmoral Apartments were completed in 1929 according to the designs of the Toronto architectural firm of S. B. Coon and Son. The building is architecturally notable as an excellent example of the Period Revival style applied to a luxury apartment building preceding the Great Depression. The Balmoral Apartments are contextually significant in association with the complementary Claridge and Clarendon Apartments, located one block south at 1 and 2 Clarendon Avenue.

The heritage attributes of the Balmoral Apartments are found on the exterior walls and roof where the stylistic elements are drawn from English Tudor precedents. Extending six stories above a raised base with window openings, the building is clad with brown brick and trimmed with brick and stone. A stone parapet and brick chimney mark the flat roof. Cornices divide the walls horizontally above the 2nd and 5th floors, while full-height rounded buttresses anchor the corners of the walls. The H-shaped plan features recessed courtyards on the north and south elevations. The main entrance to the complex is accessed through the south courtyard. A portal with a monumental round-arched opening and a keystone is surmounted by a stepped gable with carved detailing and flanked by rounded buttresses with finials. On either side of the entrance, the wings of the complex are dominated by square bay windows that rise six stories where they are terminated by parapets and stepped gables that extend above the roof. The bay windows incorporate casement windows, while the remaining fenestration features flat-headed croissette window openings set in singles or pairs and trimmed with hood moulds and label stops. The pattern and detailing of the bay windows and other fenestration is repeated on the side and rear elevations and on the inner walls facing the courtyards.

SCHEDULE "B"

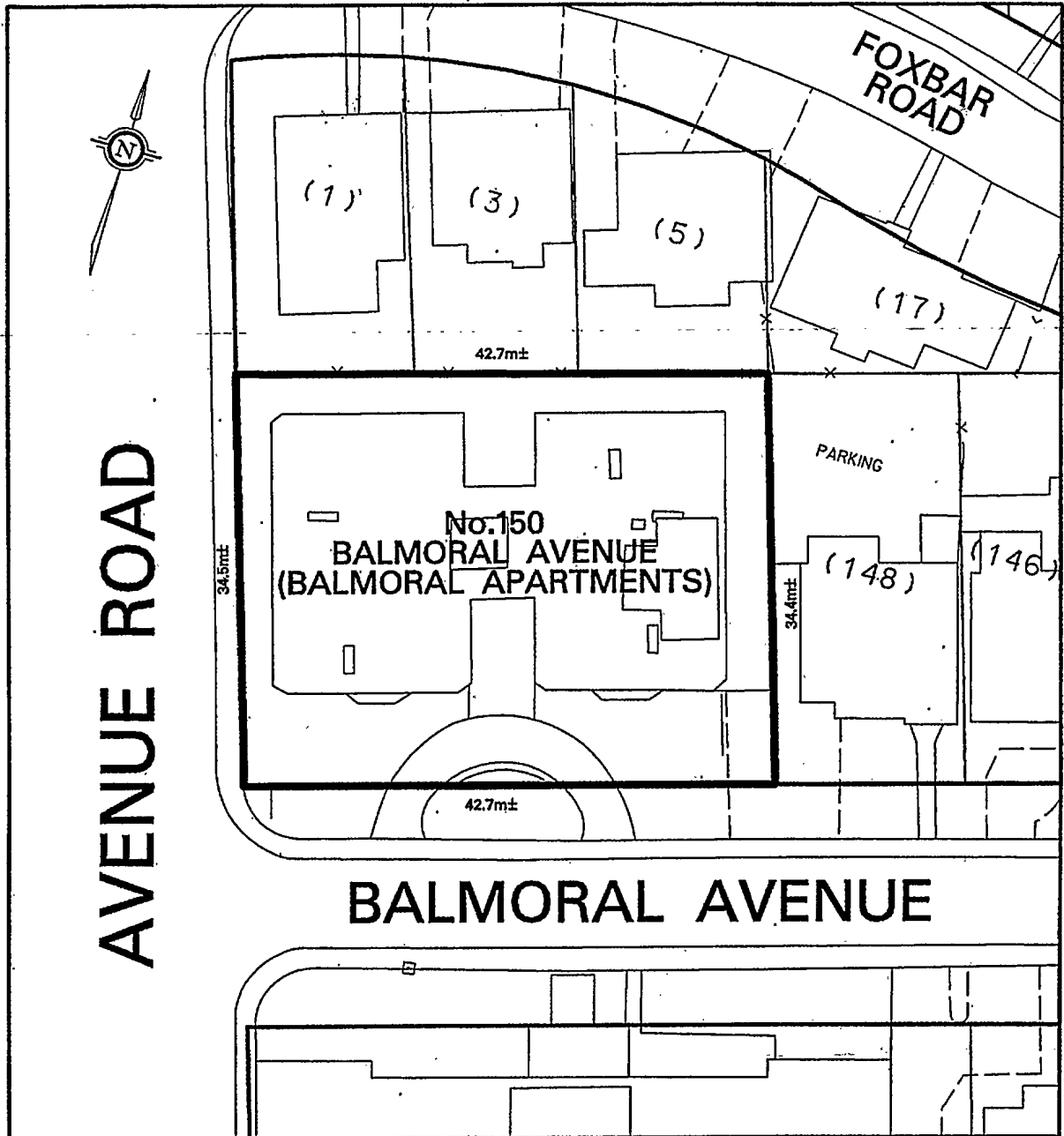
YORK CONDOMINIUM CORPORATION NO. 9

UNIT	LEVEL	PROPERTY IDENTIFIER NUMBER
101	1	11009-0001
102	1	11009-0002
103	1	11009-0003
104	1	11009-0004
105	1	11009-0005
201	2	11009-0006
202	2	11009-0007
203	2	11009-0008
204	2	11009-0009
205	2	11009-0010
301	3	11009-0011
302	3	11009-0012
303	3	11009-0013
304	3	11009-0014
305	3	11009-0015
401	4	11009-0016
402	4	11009-0017
403	4	11009-0018
404	4	11009-0019
405	4	11009-0020
501	5	11009-0021
502	5	11009-0022
503	5	11009-0023
504	5	11009-0024
505	5	11009-0025
601	6	11009-0026
602	6	11009-0027
603	6	11009-0028
604	6	11009-0029
605	6	11009-0030

Land Titles Division of the Toronto Registry Office (No. 66) City of Toronto Province of Ontario.

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2005-004 dated January 10, 2005, as set out in Schedule "C".

SCHEDULE "C"



AVENUE ROAD

FOXBAR ROAD

No. 150
BALMORAL AVENUE
(BALMORAL APARTMENTS)

PARKING

BALMORAL AVENUE

PROPERTY INFORMATION SHEET

No. 150 BALMORAL AVENUE (BALMORAL APARTMENTS)
LAND DESIGNATED AS BEING OF
CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

TORONTO

WORKS & EMERGENCY SERVICES
TECHNICAL SERVICES DIVISION
SURVEY & MAPPING

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

WARD 22 - ST. PAUL'S
DATE: JAN. 10, 2005

SKETCH No. PS-2005-004