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IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1980, CHAPTER 337 AND
1 BENVENUTO PLACE, CITY OF TORONTO
PROVINCE OF ONTARIO

NOTICE OF PASSING OF BY-LAW

To: North Avenue Road Corporation Limited
[REDACTED]

North Avenue Road Corporation Limited
[REDACTED]

M4V 3A6

North Avenue Road Corporation Limited
[REDACTED]

Toronto, Ontario M4V 2L1

✓ Ontario Heritage Foundation

Take notice that the Council of the Corporation of the City of Toronto has passed By-law No. 84-90 to designate the above-mentioned property.

Dated at Toronto this 20th day of February, 1990.

B. Caplan
Barbara G. Caplan
City Clerk

✓

No. 84-90. A BY-LAW

*To designate the property at 1 Benvenuto Place
of architectural and historical value or interest.*

(Passed January 29, 1990.)

Whereas by Clause 16 of Neighbourhoods Committee Report No. 2 adopted by Council at its meeting held on January 29, 1990, authority was granted to designate the property at 314 Jarvis Street architectural 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 historic or architectural value or interest; and

Whereas the Council of The Corporation of the City of Toronto has caused to be served upon the owners of the lands and premises known as 1 Benvenuto Place and upon the Ontario Heritage Foundation notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having a general circulation in the municipality once for each of three consecutive weeks; and

Whereas the reasons for designation are set out in Schedule "B" hereto; and

Whereas no notice of objection to the said proposed designation has been served upon the clerk of the municipality;

Therefore the Council of The Corporation of the City of Toronto enacts as follows:

1. There is designated as being of architectural and historical value or interest the real property more particularly described in Schedule "A" hereto, known as 1 Benvenuto Place.
2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" hereto in the proper land registry office.
3. The City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property 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.

ARTHUR C. EGGLETON,
Mayor.

BARBARA G. CAPLAN
City Clerk.

Council Chamber,
Toronto, January 29, 1990.
(L.S.)

SCHEDULE "A"

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of:

FIRSTLY:

The whole of Parcel 3-2 in the Register for Section M-506 in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66), being parts of Lots 1, 3 and 4 on Plan M-506 registered in the said Land Registry Office.

SECONDLY:

The whole of Parcel 3-1 in the Register for Section M-506 in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66), being parts of Lots 3 and 4 on Plan M-506 registered in the said Land Registry Office.

SCHEDULE "B"

Reasons for the designation of the property at 1 Benvenuto Place:

The property at One Benvenuto Place, known as The Benvenuto Place Apartments, is designated on architectural and historical grounds. Designed by the Toronto firm of Page and Steele Architects, with Peter Dickinson as Partner in-Charge and Morden Yolles as structural engineer, Benvenuto Place Apartments, a mixed use development combining 200 apartment and hotel units, restaurant and parking garage, set a standard for Post-War residential apartment design in Toronto.

Set on the edge of a steep escarpment known as The Iroquois Bluff, Benvenuto Place was built utilizing an innovative variant of reinforced concrete construction, described as flat plate elastical design, which permitted greater span between posts, cantilevered floors, and more flexibility in interior room design. Completed in 1955, it is an early example of the modernist curtain wall concept. The structure was sheathed in buff brick punctuated with small windows on the vertical slabs while the generous bands of metal sash windows trimmed with open and glazed balconies provided an emphatic horizontal direction.

In 1977-78, a major renovation converting the entire building to rental apartments, resulted in several design alterations. As originally designed, Benvenuto Place Apartments had two entrances, No. 1 and No. 10. The original lobbies and canopies for No. 1 and No. 10 were removed in favour of a single entrance with a canopy installed on the north facade. Since that time, an ongoing programme of window and balcony replacement has been undertaken in a manner that is compatible with the original design. The replacement balconies, railings, and glazing have been carefully designed to emulate the original detailing while minimizing road noise and deterioration caused by environmental factors that did not exist when The Benvenuto Place Apartments were first constructed. The important features are the building's form, mass, flat roof, horizontal bands of windows and balconies, and brick work.

Prominently located on an escarpment, the modernist design of Benvenuto Place exploits the panoramic view of the City. The expressive design, innovative structural system, combined with the special siting, makes Benvenuto Place one of Peter Dickinson's most successful designs as well as an important building in Canada's history of modern architecture.

Benvenuto Place Apartments has become recognized as a landmark along Avenue Road and, in terms of design, set a standard for Post-War apartment living in Toronto.