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88 Spadina
dld

IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
100 SPADINA ROAD: SPADINA ROAD APARTMENTS
CITY OF TORONTO, PROVINCE OF ONTARIO

RECEIVED**AUG 03 2007****NOTICE OF INTENTION TO DESIGNATE**

Hanfrow Holdings G. P. Inc.
16 Esna park Drive, #200
Markham, Ontario
L3R 5X1

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

Take notice that Toronto City Council intends to designate the lands and buildings known municipally as 100 Spadina Road under Part IV of the Ontario Heritage Act.

Reasons for Designation**Description**

The property at 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 100 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

Notice of an objection to the proposed designation may be served on the City Clerk, Attention: Christine Archibald, Administrator, Toronto and East York Community Council, Toronto City Hall, 100 Queen Street West, 12th Floor, Toronto, Ontario, M5H 2N2, within thirty days of the 7th of August, 2007, **which is September 7th, 2007**. The notice must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 7th day of August, 2007.

Ulli S. Watkiss
City Clerk