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City Clerk's Office

ONTARIO HERITAGE TRUST

OCT 19 2007

RECEIVED

Secretariat
Christine Archibald
Toronto and East York Community Council
City Hall, 12th Floor, West
100 Queen Street West
Toronto, Ontario M5H 2N2

Ulli S. Watkiss
City Clerk

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
130 BLOOR STREET WEST (TORNO PENTHOUSE)
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW

130 Bloor KS Inc.
2000 Peel Street, #900
Montreal, Quebec
H3A 2W5

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

██████████
Aird and Berlis LLP
Barristers and Solicitors
BEC Place, Suite 1800
Toronto, Ontario, M5J 2T9

██████████
Quadrangle Architects
380 Wellington Street West
Toronto, Ontario
M5V 1E3

Take notice that the Council of the City of Toronto has passed By-law No. 1033-2007 to designate 130 Bloor Street West (Torno Penthouse) as being of cultural heritage value or interest.

Dated at Toronto this 16th day of October, 2007.

Ulli S. Watkiss
City Clerk

Authority: Toronto and East York Community Council Item 7.12,
as adopted by City of Toronto Council on July 16, 17, 18 and 19, 2007
Enacted by Council: September 27, 2007

CITY OF TORONTO

Bill No. 1014

BY-LAW No. 1033-2007

To designate the property at 130 Bloor Street West (Torno Penthouse) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 130 Bloor Street West (Torno Penthouse) 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 130 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 130 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 130 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 27th day of September, A.D. 2007.

Speaker

City Clerk

SCHEDULE "A"**Reasons For Designation****Description**

The property at 130 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 under the three categories of design or physical value, historical or associative value, and contextual value. Located on the north side of Bloor Street West, east of Avenue Road, the two-storey penthouse was constructed on the roof of the 12-storey CIL Building, which was completed in 1960 according to the designs of the Toronto architectural firm of Bregman and Hamann. The building was financed by Cemp Investments Limited, a company owned by the Bronfman family of Distillers Corporation-Seagrams Limited. Jordan-Danforth Wines (a company created following the merger of two wine producers with the financial assistance of Distillers Corporation-Seagrams Limited) was an original tenant in the CIL Building, and its president, Noah Torno, resided in the penthouse suite. The Torno Penthouse was included on the City of Toronto Inventory of Heritage Properties in 2005.

Statement of Cultural Heritage Value**Design or Physical Value**

The Torno Penthouse has design or physical value as a rare example of Modern architecture associated with the internationally-recognized architect, Philip Johnson, who purportedly inspired the interior design. Johnson was noted for advancing the International Style of modern architecture in North America through an exhibition he organized at the Museum of Modern Art in New York City in the 1930s. In 1949, Johnson completed one of the icons of Modern design with his personal residence, the Glass House, in New Canaan, Connecticut. After promoting the simple lines and contemporary materials of International design for three decades, in the 1960s Johnson began adding historical references to his designs, culminating in the American Telephone and Telegraph Company (A T & T) headquarters in New York City in 1984. This venture into Post-Modern architecture introduced a new phase in his career. Practicing alone and in partnership, Johnson had an indelible impact on architecture through six decades.

Historical or Associative Value

The Torno Penthouse is historically associated with Noah Torno, a prominent Toronto businessman and philanthropist. Torno served as a director of numerous wine and spirits producers, including Distillers Corporation-Seagrams Limited, Carling O'Keefe and Hiram Walker. With his wife, Rose Laine Torno, he was a leader in the development of New Mount Sinai Hospital. Torno was active in the governance of both the O'Keefe Centre (now the Hummingbird Centre) and the Toronto Symphony Orchestra. As the president of the board of directors of the Royal Ontario Museum, Torno was instrumental in organizing the "Genius of China" exhibit in 1974 following negotiations with the Peoples' Republic of China. Torno's personal contacts with architect Philip Johnson inspired the interior design of his family residence on top of the CIL Building.

Contextual Value

Contextually, the Torno penthouse is a landmark on Bloor Street West. In the immediate area, the Park Plaza Hotel (1928-1935) at 4 Avenue Road, the Colonnade (1961-63) at 131 Bloor Street West, the Lillian Massey Building at 153 Bloor Street West, and the Royal Ontario Museum (1910-1914) at 100 Queen's Park are also recognized on the City's heritage inventory.

Heritage Attributes

The heritage attributes of the Torno Penthouse relating to its design or physical value as a rare example of Modern design inspired by the designs of the important international architect Philip Johnson are found on the exterior walls and interior of the two-storey rooftop penthouse and the entrance off Cumberland Street, as specifically described below.

Exterior Attributes

The exterior attributes consist of,

- Accessed from Cumberland Street, the entry to the penthouse suite, which is marked by a decorative iron fence and entered through an iron grille.
- The stepped two-storey plan of the penthouse that is created by two rectangles placed side-by-side.
- The configuration of the penthouse, which is set back from the edges of the flat roof of the CIL Building, with a terrace with Japanese-inspired landscaping at the south end. The south and east elevations of the penthouse, which are clad with expanses of dark brickwork and large glazed areas.
- On the principal (south) façade, the projecting balcony at the second storey,
- The floor and railing of the balcony, the west and rear (north) walls of the penthouse, the landscaping (including the trees, planters and flooring), and the north terrace are not included in the Reasons for Designation.

Interior Attributes

The interior attributes consist of,

- The two-storey foyer linking the interior areas, which is divided visually by a horizontal band.
- In the foyer, the stone cladding applied for the floors and walls, the wood doors accessing the living areas adjoining the foyer, and the ceiling, which is covered by a metal decorative lattice.

- The staircase in the foyer with stone and metal detailing, which leads to the second storey.
- The upper foyer, where the balconies extending along the south and west sides have stone and metal detailing.
- Under the stairs, the water feature and a stone sculpture stand.
- The first-floor hallway, located north of the foyer (the marble cladding on the floors and walls is not included in the Reasons for Designation).
- On the main floor, the living areas, consisting of the living room (southeast), library (west of the living room) and dining room (east), with wood floors laid in a decorative pattern and wood doors.
- In the library, the wood panelling on the walls with built-in shelving.
- The dining room, which has decorative sliding wood screens along the windows (east).
- The second-floor master bedroom (south), day room (west of the master bedroom), and guest room (east), which are accessed through wood doors.
- On the second floor, the southeast bathroom, with its stone cladding, bathtub and countertop.
- The second-floor southwest bathroom, with the stone cladding and countertops.

The other fixtures and the ceilings in the southeast and southwest bathrooms are not included in the Reasons for Designation.

SCHEDULE "B"

PIN 21197-0168 (LT)

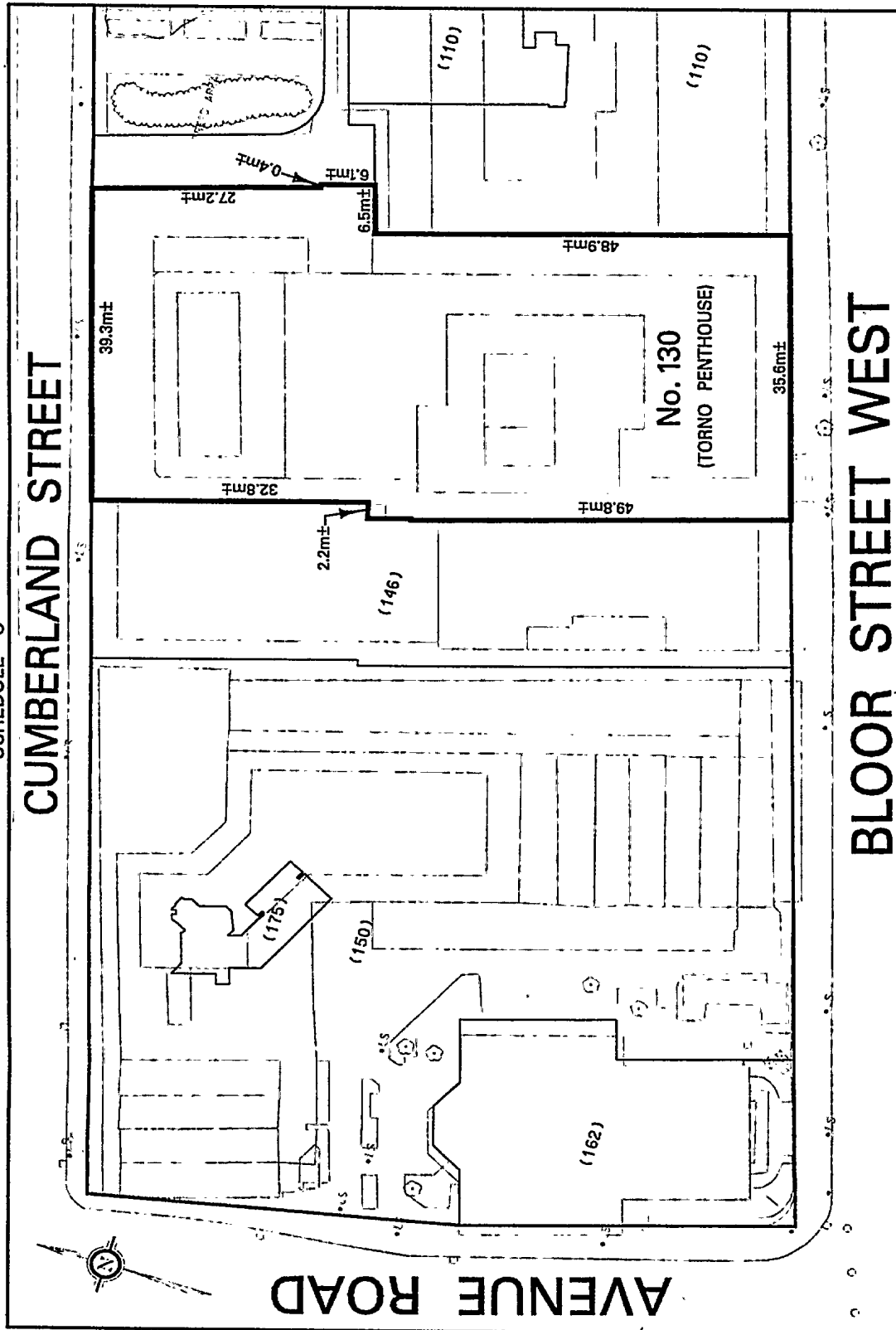
LT 1-3 PL 51E TORONTO; PT LT 1 E/S AVENUE RD PL 289 TORONTO PT 1, 2, 3 & 4
63R4476

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

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2007-222
dated September 11, 2007, as set out in Schedule "C".

SCHEDULE "C"

CUMBERLAND STREET



BLOOR STREET WEST

PROPERTY INFORMATION SHEET

No. 130 BLOOR STREET WEST (TORNO PENTHOUSE)
 LAND DESIGNATED AS BEING OF CULTURAL HERITAGE VALUE AND INTEREST
 (NOT TO SCALE)

SKETCH No. PS-2007-222

WARD 28 - TORONTO CENTRE-ROSEDALE
 DATE: SEPT. 11, 2007

NOTE: THIS SKETCH IS NOT
 A PLAN OF SURVEY
 AND HAS BEEN COMPILED
 FROM SURVEY NOTES AND
 OFFICE RECORDS. IT SHALL
 NOT BE USED IN LITIGATION
 OR FOR ANY OTHER PURPOSE
 INDICATED IN THE TITLE BLOCK

Toronto

TECHNICAL SERVICES DIVISION
 SURVEY & MAPPING SERVICES