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RE: 100 BLOOR STREET WEST HERITAGE DESIGNATION IMPACT

100 Bloor Street West has been identified as a significant heritage landmark by the City of Toronto. It is the site of the former University Theatre, which was an important cultural property in the city, and was one of the early theatres that hosted the Toronto International Film Festival. Built in 1949, 100 Bloor Street West was designed by local architect Eric Hounsom. A concept sketch from the City of Toronto Archives is attached for reference.

In the early 2000's development of the site, only the façade was retained as it was felt that the architectural significance of the building rested on its street presence. The undulating stone façade is now both designated under the Ontario Heritage Act and has a Heritage Easement Agreement registered on title, which outlines its protection.

Under the requirement of the easement agreement, the stone façade and the double-height window and marquee cannot be altered without the consent of City Council.

For a tenant, in considering alterations, the double-height space is required to be maintained behind the double-height window, and aspects of items such as signage on the exterior of the building are not prohibited but do require municipal approval. For example, the current signage on the building was approved as pinned individual lettering into the stonework. Innovative alterations to the heritage elements of the façade are not discouraged, but they require careful consideration and respect for the heritage aspects of the property.

The individual designation by-law and heritage easement agreement provide more detailed information and they can be accessed through City of Toronto By-law No. 785-87 as well as instrument number CA39233 (amended by CA592574, CA682605 & CA628606).

Yours truly,



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University Theatre, 100 Bloor St W, concept sketch 1946  
 Architect: Eric W. Hounsom  
 Source: City of Toronto Archives,  
 Fonds 1248, Series 1343, File 141, Item 1