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February 20, 2003

To: Toronto East York Community Council

From: City Clerk

Subject: 55 King Street West (Toronto-Dominion Centre) – Designation Under Part IV of the Ontario Heritage Act.
(Ward 27 Toronto Centre-Rosedale)

Recommendation:

The Toronto Preservation Board on February 19, 2003, recommended to Toronto East York Community Council, and Council, the adoption of the recommendations contained in the report dated December 18, 2002, from the Commissioner, Economic Development, Culture and Tourism, as follows:

It is recommended that:

- (1) City Council state its intention to designate the property at 55 King Street West (Toronto-Dominion Centre) under Part IV of the *Ontario Heritage Act*; and**
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.**

The Toronto Preservation Board reports having requested that staff discuss with TD Canada Trust the possibility of the City being granted right of first refusal if TD Canada Trust should dispose of original artwork, furnishings and textiles from the boardrooms and lobbies; and that staff consider issuing a press release about the designation of the property.

Background:

The Toronto Preservation Board had before it a report dated December 18, 2002, from the Commissioner of Economic Development, Culture and Tourism recommending that the property at 155 King Street West be designated under Part IV of the *Ontario Heritage Act*.

The following persons appeared before the Toronto Preservation Board in connection with the foregoing matter:

- Steve Diamond, McCarthy Tetrault; and
- Michael McClelland, E.R.A. Architects.

City Clerk

Helen Smith/lr

Attachment

20030202tr

TORONTO STAFF REPORT

December 18, 2002

To: Toronto East York Community Council

From: Joe Halstead, Commissioner Economic Development, Culture and Tourism

Subject: 55 King Street West (Toronto-Dominion Centre) – Designation under Part IV of the *Ontario Heritage Act*
Toronto Centre-Rosedale - Ward 28

Purpose:

This report recommends that the property at 55 King Street West (Toronto-Dominion Centre) be designated under Part IV of the Ontario Heritage Act.

Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that:

- (1) City Council state its intention to designate the property at 55 King Street West (Toronto-Dominion Centre) under Part IV of the *Ontario Heritage Act*; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Background:

The Toronto Preservation Board at its meeting held February 19, 2003, endorsed the staff recommendations as noted above.

At its meeting of August 17, 2000, the Toronto Preservation Board had before it a staff report recommending that the property at 55 King Street West be recommended for designation under Part IV of the *Ontario Heritage Act*. Councillor Kyle Rae and Montreal architect Phyllis Lambert sent letters supporting the proposed designation. The Toronto Preservation Board

deferred consideration of the report to allow for negotiations between the property owner and the City on the details of the designation.

The heritage and architectural communities are concerned about changes that have been made to the Toronto-Dominion Centre.

The Reasons for Designation are outlined below. A location map (Attachment No. 1), and photograph (Attachment No. 2) are attached. More information about the property is available in the offices of Heritage Preservation Services.

Reasons for Designation:

The property at 55 King Street West is recommended for designation for its cultural heritage value or interest. The renowned architect, Ludwig Mies van der Rohe designed the complex, with the Toronto architectural firms of John B. Parkin Associates and Bregman and Hamann as the associate architects. Located on a granite-clad plaza at the southwest corner of King Street West and Bay Street, the core elements of the Toronto-Dominion Centre are the 56-storey Toronto-Dominion Bank Tower (1967), the single-storey Banking Pavilion (1968) and 46-storey Royal Trust Tower (1969)..

The Toronto-Dominion Centre is an outstanding example of the International Style of architecture. The heritage/architectural attributes are found on the exterior of the Toronto-Dominion Bank Tower, the Banking Pavilion and the Royal Trust Tower, and on the interior of the Toronto-Dominion Bank Tower and the Banking Pavilion. The architectural features of note on the exterior of the three buildings are the concrete foundations, the load-bearing black-painted steel frames, the bronze-tinted glass curtain walls with mullions and a grid of exposed and painted steel I-beams, the revolving doors at the bases and, on the towers, the pilotis. The interior finishes (granite, marble, travertine, and oak) and custom-built fittings in the Banking Pavilion, in the lobbies of the Toronto-Dominion Bank Tower and the Royal Trust Tower, are significant interior heritage features.

The Toronto-Dominion Centre is architecturally significant as a landmark of the Modern Movement in Canada that set the standard for the urban development of Toronto.

Conclusions:

It is recommended that City Council state its intention to designate the property at 55 King Street West (Toronto-Dominion Centre) under Part IV of the *Ontario Heritage Act*

Contact:

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Joe Halstead
Commissioner Economic Development, Culture and Tourism

List of Attachments:

Attachment No. 1 – Location Map – 55 King Street West

Attachment No. 2 – Photograph – 55 King Street West