

Authority: Toronto and East York Community Council Report 1, Clause 6,
as adopted by City of Toronto Council on January 31, February 1 and 2, 2006
Enacted by Council: December 13, 2007

CITY OF TORONTO
BY-LAW No. 1402-2007

**To designate the property at 110 Charles Street West (McKinsey and Company Building)
as being of cultural heritage value or interest.**

WHEREAS authority was granted by Council to designate the property at 110 Charles Street West (McKinsey and Company Building) 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 110 Charles Street West and upon the Ontario Heritage Trust, Notice of Intention to designate the property and has caused the Notice of Intention to be published in a newspaper having a general circulation in the municipality as required by the *Ontario Heritage Act*; and

WHEREAS the reasons for designation are set out in Schedule "A" to this by-law; and

WHEREAS an appeal of the City's Notice of Intention to designate was served upon the City Clerk on April 12, 2006; and

WHEREAS a notice of withdrawal of objection was served upon the City Clerk on December 10, 2007 and on the Conservation Review Board on December 7, 2007;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at 110 Charles 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 110 Charles Street West and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto as required by the *Ontario Heritage Act*.

ENACTED AND PASSED this 13th day of December, A.D. 2007.

GLORIA LINDSAY LUBY,
Deputy Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE “A”**REASONS FOR DESIGNATION****110 Charles Street West: McKinsey and Company Building**Description

The property at 110 Charles 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 designation prescribed by the Province of Ontario under both design or physical value and contextual value. Located on the north side of Charles Street West between Queen’s Park (west) and St. Thomas Street (east), the building was completed in 1999 as the corporate headquarters in Toronto of McKinsey and Company, the international management consultants. The original design strategy included structural and mechanical provisions built into the infrastructure of the building to allow for the addition of a future 4th floor. The project was a business and academic partnership with Victoria University at the University of Toronto. The property is part of a larger land holding of Victoria University.

Statement of Cultural Heritage Value

The cultural heritage value of the McKinsey and Company Building is related to its architectural design by the Toronto firm Hariri Pontarini Architects (formerly Taylor Hariri Pontarini), with Siamak Hariri as the partner-in-charge. The project received immediate recognition, including the Architectural Excellence Award from the Ontario Association of Architects and a Toronto Architecture and Urban Design Award, both in 2000.

The cultural heritage value of the site also relates to its contextual prominence. Placed on land leased from Victoria University, the McKinsey and Company Building complements the neighbouring heritage buildings, among them Burwash Hall (opposite), with its low scale, setbacks and application of natural materials.

Heritage Attributes

The heritage attributes of the McKinsey and Company Building related to its cultural heritage value as an exemplary example of architectural design are found on the exterior and interior of the building and in its landscaped setting:

- the low-rise plan, designed as three stories and comprised of two main wings that connect at a three-storey open interior courtyard with natural lighting.
- the application of natural finishes, including the rough and smooth cut limestone applied for the exterior cladding and the chimneys; the copper detailing used for the window sills and the coping, including the canopy marking the main (south) entrance; and the teak and mahogany frames for the large expanses of horizontally and vertically-oriented glazing.
- the exterior landscaped courtyard defined by low stone walls.
- on the interior, the courtyard with exposed architectural concrete, wood and stone finishes;

the main floor gathering place known as the “Hive” with its winding stone staircase, stone fireplace and skylight; and the custom-designed built in furnishings from Italy.

The provisions in Section 12(1) 438. of Zoning By-law No. 438-86, as amended, as of March 2007 are not prohibited by these Reasons for Designation.

SCHEDULE "B"**FIRSTLY:**

PIN 21415-0015 (LT)

PARCEL 11-3, SEC, A-97, LOTS 11, 12, AND 16 AND PART OF LOT 17, PLAN 97 AND PART OF CHARLES ST. W (FORMERLY CZAR ST., CLOSED BY BY-LAW 21318, REG. AS INST. NO. 119372EP), ALL ON PLAN 97 AND PT. BLOCK A, PLAN 211-E, DES. AS PT. 3, PLN 66R17748

SECONDLY:

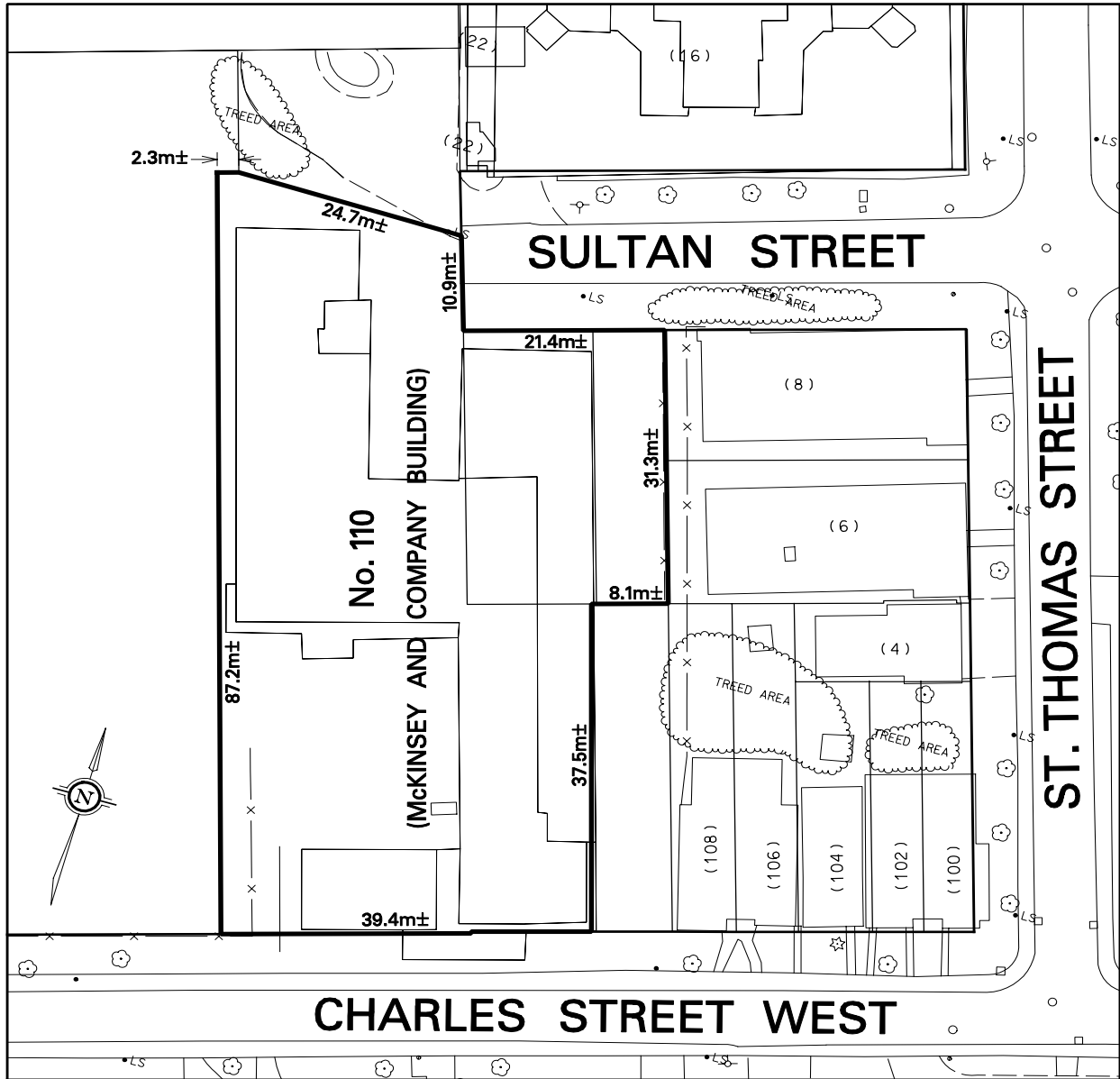
Part of PIN 21415-0052 (LT)

Part of Block A on Plan 211-E, designated as PART 6 on Plan 64R-15679

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

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2007-303 dated December 3, 2007, as set out in Schedule "C".

SCHEDULE "C"



CHARLES STREET WEST



TECHNICAL SERVICES DIVISION
SURVEY & MAPPING SERVICES

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

PROPERTY INFORMATION SHEET

No. 110 CHARLES STREET WEST
(McKINSEY AND COMPANY BUILDING)
LAND DESIGNATED AS BEING OF
CULTURAL HERITAGE VALUE AND INTEREST
(NOT TO SCALE)

WARD 27 - TORONTO CENTRE-ROSDALE
DATE: DEC. 3, 2007

SKETCH No. PS-2007-303