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BILL No. 156

No. 147-91

A By-law

To designate the property at 100 Queen Street West (City Hall) of architectural and historical value or interest.

Passed FEB 25 1991 **19** ____

City Clerk

Certified as to form and legality and as being within the powers of Council to enact.

City Solicitor

CLAUSE 9
NHC 15
DEC. 3 & 4, 1990

JDP

No. 147-91. A BY-LAW

To designate the property at 100 Queen Street West (City Hall) of architectural and historical value or interest.

(Passed February 25, 1991.)

Whereas by Clause 9 of Neighbourhoods Committee Report No. 15 adopted by Council at its meeting held on December 3 and 4, 1990, authority was granted to designate the property at 100 Queen Street West (City Hall) of architectural and historical 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 historic or architectural value or interest; and

Whereas the Council of The Corporation of the City of Toronto has caused to be served upon the owners of the lands and premises known as 100 Queen Street West (City Hall) and upon the Ontario Heritage Foundation notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having a general circulation in the municipality once for each of three consecutive weeks; and

Whereas the reasons for designation are set out in Schedule "B" hereto; and

Whereas no notice of objection to the said proposed designation has been served upon the clerk of the municipality;

Therefore the Council of The Corporation of the City of Toronto enacts as follows:

1. There is designated as being of architectural and historical value or interest the real property more particularly described and shown on Schedules "A" and "C" hereto, known as 100 Queen Street West.

2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" hereto in the proper land registry office.

3. The City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto.

ARTHUR C. EGGLETON,
Mayor.

BARBARA G. CAPLAN
City Clerk.

Council Chamber,
Toronto, February 25, 1991.
(L.S.)

SCHEDULE "A"

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of:

FIRSTLY: (Land Titles Office)

The whole of Parcel 24-1 in the Register for Section A-6-A in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66), being Lots 24, 9 or 29, 10 or 30, 11 or 31, 32, 33, 34, F or 35, 38 and 13 or 40 and parts of Lots 25, 26, 27, 8 or 28 and 12 or 39 according to Plan 6-A registered in the Land Registry Office for the Registry Division of Toronto (No. 63), and part of Elizabeth Street according to the said Plan 6-A, stopped-up and closed by City of Toronto By-law 20042 registered in the said Land Registry Office for the Registry Division of Toronto as Instrument 104040E.P., (See A-475312); Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and the Triangular Parcel of land south of the 10 foot Lane according to Plan 128 registered in the said Land Registry Office for the Registry Division of Toronto and the 10 foot Lane according to said Plan 128, stopped-up and closed by said By-law 20042; Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 and Block A according to Plan 209-E registered in the said Land Registry Office for the Registry Division of Toronto; Lots 26 and 27 and parts of Lots 22, 23, 24 and 25 according to Plan 45 registered in the said Land Registry Office for the Registry Division of Toronto and parts of Albert Street and Louisa Street according to said Plan 45, stopped-up and closed by City of Toronto By-law 21287 registered in the said Land Registry Office for the Registry Division of Toronto as Instrument 118715E.P., (See A-475313); Lots 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18 and 19 and part of Lot 9 on the east side of Elizabeth Street according to Plan 13-A registered in the said Land Registry Office for the Registry Division of Toronto and Lots 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15 and 16 and parts of Lots 17 and 18 on the west side of Elizabeth Street according to said Plan 13-A and those parts of Elizabeth Street, Louisa Street and Albert Street according to said Plan 13-A stopped-up and closed by said By-law 21287 and that part of Albert Street according to said Plan 13-A stopped-up and closed by City of Toronto By-law 20088 registered in the said Land Registry Office for the Registry Division of Toronto as Instrument 104816E.P., (See A-475314); part of Park Lot 10 in Concession 1 From the Bay, in the original Township of York and that part of Chestnut Street being part of Park Lot 11 in Concession 1 From the Bay, of the said Township, stopped-up and closed by said By-law 21287; all dedicated as a Public Square named "Nathan Phillips Square" by City of Toronto By-law 21339, as amended by By-law 254-68.

SECONDLY: (Land Titles Office)

The whole of Parcel 8-1 in the Register for Section A-13-A in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66), being Lot 8 on the west side of Elizabeth Street according to Plan 13A registered in the Land Registry Office for the Registry Division of Toronto (No. 63); all dedicated as a Public Square named "Nathan Phillips Square" by City of Toronto By-law 21339, as amended by By-law 254-68.

THIRDLY: (Land Titles Office)

The whole of Parcel 28-1 in the Register for Section A-45 in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66), being Lot 28 according to Plan 45 registered in the Land Registry Office for the Registry Division of Toronto (No. 63); all dedicated as a Public Square named "Nathan Phillips Square" by City of Toronto By-law 21339, as amended by By-law 254-68.

FOURTHLY: (Land Titles Office)

The whole of Parcel 10-2 in the Register for Section Y-2 in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66), being part of Park Lot 10 in Concession 1 From the Bay in the original Township of York; all dedicated as a Public Square named "Nathan Phillips Square" by City of Toronto By-law 21339, as amended by By-law 254-68.

FIFTHLY: (Land Titles Office)

The whole of Parcel 12-1 in the Register for Section A-6-A in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66), being part of Lot 12 or 39 according to Plan 6A registered in the Land Registry Office for the Registry Division of Toronto (No. 63); all dedicated as a Public Square named "Nathan Phillips Square" by City of Toronto By-law 21339, as amended by By-law 254-68.

SIXTHLY: (Registry Office)

Parts of Elizabeth Street and Hagerman Street according to Plan 13-A and part of Lot 22 according to Plan 45, both the said plans being registered in the Land Registry Office for the Registry Division of Toronto (No. 63), the said parts of Elizabeth Street and Hagerman Street closed by City of Toronto By-law 460-76, registered in the said Land Registry Office as Instrument CT200912, the said land being designated as PARTS 1, 2 and 3 on a plan of survey deposited in the said Land Registry Office as 63R-1111; all dedicated as a Public Square named "Nathan Phillips Square" by City of Toronto By-law 544-77.

SEVENTHLY: (Registry Office)

Lot 19 on the west side of Elizabeth Street, and part of Lot 29 on the east side of Sayre Street, now Chestnut Street, according to Plan 13A registered in the Land Registry Office for the Registry Division of Toronto (No. 63), all dedicated as a Public Square named "Nathan Phillips Square" by City of Toronto By-law 544-77 the boundaries of the said land being described as follows:

Premising that the bearings herein are grid and are referred to the Central Meridian 79 degrees and 30 minutes West Longitude through Zone 10 of the Ontario Co-ordinate System, then;

Commencing at the south-easterly angle of the said Lot 19;

Thence North 16 degrees 49 minutes and 10 seconds West along the easterly limit of the said Lot 19, being along the westerly limit of Elizabeth Street, a distance of 5.51 metres more or less to an angle therein;

Thence South 73 degrees 10 minutes and 50 seconds West along a westerly limit of Elizabeth Street, 0.05 metres to an angle therein;

Thence North 16 degrees 26 minutes and 00 seconds West along the said easterly limit of Lot 19, being also along the said westerly limit of Elizabeth Street, a distance of 6.20 metres more or less to the north-easterly angle thereof;

Thence South 74 degrees 27 minutes and 25 seconds West along the northerly limit of the said Lot 19, a distance of 12.47 metres to an angle therein;

Thence South 72 degrees 43 minutes and 35 seconds West along the said northerly limit of Lot 19, a distance of 8.12 metres to an angle therein;

Thence South 73 degrees 02 minutes and 05 seconds West along the said northerly limit of Lot 19, a distance of 3.59 metres more or less to the north-westerly angle thereof;

Thence South 17 degrees 00 minutes and 10 seconds East along the westerly limit of the said Lot 19, a distance of 0.22 metres more or less to the north-easterly angle of the said Lot 29;

Thence South 72 degrees 44 minutes and 20 seconds West along the northerly limit of the said Lot 29, a distance of 16.22 metres to an angle therein;

Thence South 73 degrees 53 minutes and 40 seconds West along the said northerly limit of Lot 29, a distance of 3.10 metres more or less, to the easterly limit of Chestnut Street as dedicated by City of Toronto By-law 255-68 and described "Thirdly" therein;

THENCE South 17 degrees 00 minutes and 05 seconds East along the said easterly limit of Chestnut Street, 11.56 metres more or less to the southerly limit of the said Lot 29;

Thence North 73 degrees 14 minutes and 55 seconds East along the southerly limits of the said Lots 29 and 19, being along the northerly limit of Nathan Phillips Square as designated by City of Toronto By-law 21339, as amended by By-law 254-68, a distance of 43.47 metres more or less to the point of commencement.

The hereinbefore FIRSTLY, SECONDLY, THIRDLY, FOURTHLY, FIFTHLY, SIXTHLY and SEVENTHLY described lands being delineated by heavy outline on Plan SYE2445 dated February 12, 1991, and set out in Schedule "C".

SCHEDULE "B"

Reasons for the designation of the property at 100 Queen Street West (City Hall):

The property at 100 Queen Street West is designated on architectural and historical grounds. The design for Toronto City Hall by Finnish architect Viljo Revell was selected in 1958 in an international architectural competition initiated by Nathan Phillips, Mayor of Toronto, and City Council. The Toronto architectural firm of John B. Parkin Associates with John C. Parkin as principal in charge assisted during the construction period, 1962-65. Toronto's fourth City Hall, opened by Governor-General George Vanier on September 13, 1965, provided administrative space and a Council Chamber for the City of Toronto, as well as offices for the Municipality of Metropolitan Toronto.

The Toronto City Hall complex features a large public square containing a two-storey podium with two office towers which curve to frame a low domed saucer-shaped Council Chamber. Contemporary building technology and materials, and unique forms were used in a progressive Modernist design based on Classical principles. The structure is constructed of poured concrete. The 20-storey West Tower and the 27-storey East Tower have windowless back (convex) walls clad in preclad ribbed concrete with marble inserts, and inner (concave) stainless steel and glass curtain walls. The glazed podium with a cantilevered parapet roof extends into an elevated colonnaded walkway which outlines the perimeter of the public square. A ceremonial ramp leads from the east side of the square to the roof of the podium. Three public entrances are placed in the south face of the podium.

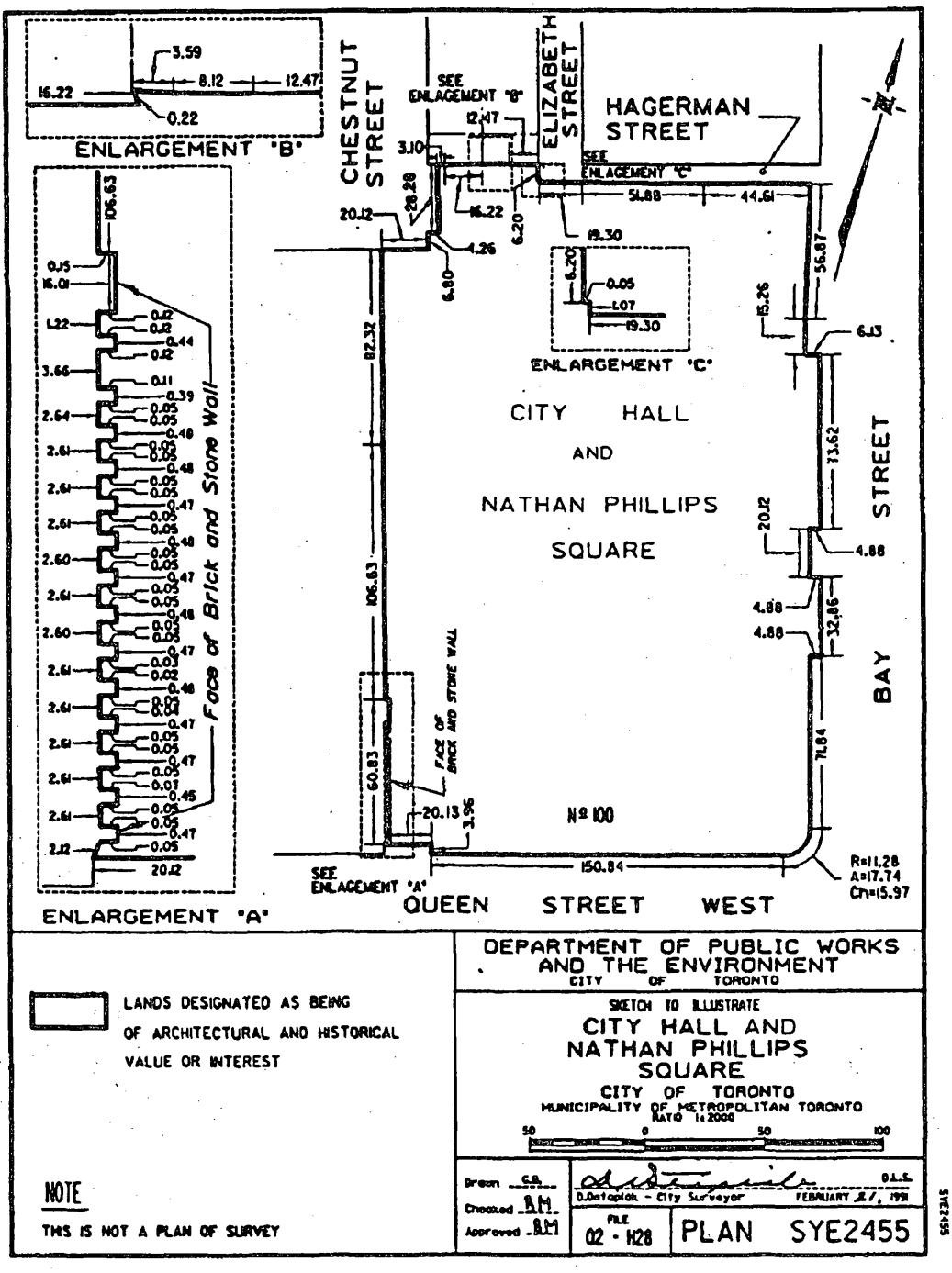
The interior displays concrete walls, terrazzo floors, laminated wood finishes, stainless steel elevator doors, and specially commissioned Knoll furniture. The entrance foyer opens into a central open rotunda with clerestory windows. At the center of the rotunda, a monumental mushroom-shaped column rises from a recession (with the Hall of Memory) to support the Council Chamber above. Around the column, two curved staircases lead to a mezzanine level, two public elevators provide access to the Council Chamber, and a private elevator serves the Councillor members' lounge. To the east and west, banks of elevators serve the towers. The Council Chamber with its domed roof is divided on the east-west axis into two unequal parts (an amphitheatre for Council meetings, and a private anteroom with an upper level lounge and related facilities) by a parabolic floating wall.

The forecourt south of the building is reserved as a monumental public gathering place named in honour of Nathan Phillips. The focal point of Nathan Phillips Square is a reflecting pool (spanned by three concrete arches) with fountains which is used as a winter skating rink. The Square contains two flat-roofed service buildings and "The Archer", Henry Moore's sculpture (the Peace Garden is a later addition). Toronto City Hall occupies the north half of a 12 3/4-acre site bounded by Queen Street West, Bay Street, Hagerman Street, and the East Wing of Osgoode Hall. The Square is separated from Queen Street by low-level plantings. Toronto City Hall was specifically positioned on its site to relate to Old City Hall to the east, which shares this important downtown open space.

The Modernist design of Toronto City Hall created an identifiable image and civic symbol for Toronto. The City Hall complex is one of the earliest examples of a design with a highrise tower, low podium, and open public square with underground parking in the planning history of Toronto. Toronto City Hall is Viljo Revell's masterpiece and Toronto's most famous landmark.

SCHEDULE "C"

MAP AREA SOM-13



LANDS DESIGNATED AS BEING OF ARCHITECTURAL AND HISTORICAL VALUE OR INTEREST

NOTE

THIS IS NOT A PLAN OF SURVEY

DEPARTMENT OF PUBLIC WORKS AND THE ENVIRONMENT
CITY OF TORONTO

SKETCH TO ILLUSTRATE
CITY HALL AND NATHAN PHILLIPS SQUARE
CITY OF TORONTO
MUNICIPALITY OF METROPOLITAN TORONTO
RATIO 1:2000

50 0 50 100

Drawn C.A.
Checked B.M.
Approved B.M.

D.A.S.
D. Antonick - City Surveyor
FEBRUARY 27, 1991

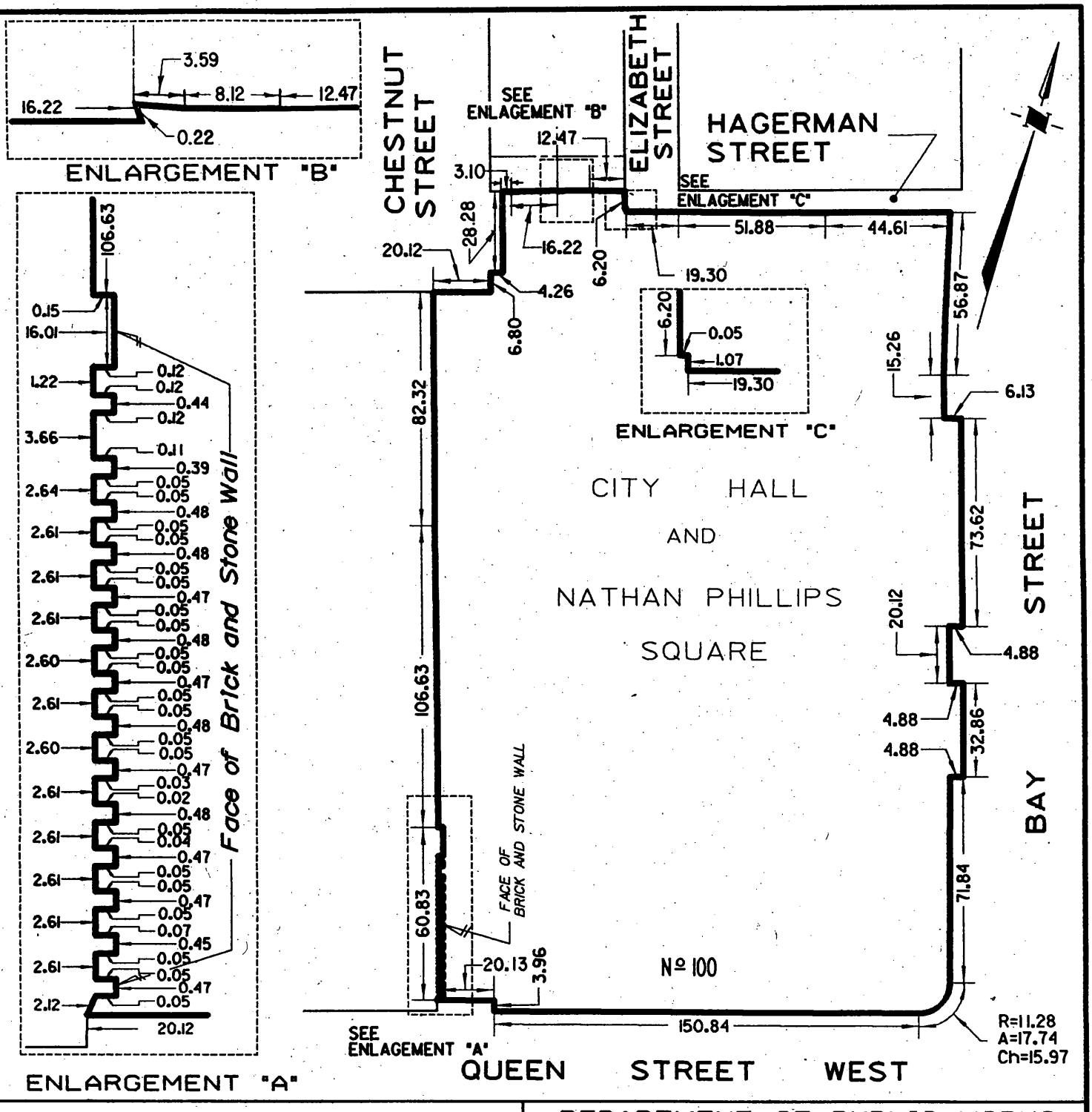
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PLAN SYE2455

SYE2455

SCHEDULE "C"

MAP AREA 50H-13



LANDS DESIGNATED AS BEING OF ARCHITECTURAL AND HISTORICAL VALUE OR INTEREST
CITY OF TORONTO BY-LAW 147-91
PASSED FEBRUARY 25, 1991

NOTE

THIS IS NOT A PLAN OF SURVEY

DEPARTMENT OF PUBLIC WORKS AND THE ENVIRONMENT
CITY OF TORONTO

SKETCH TO ILLUSTRATE

CITY HALL AND NATHAN PHILLIPS SQUARE

CITY OF TORONTO
MUNICIPALITY OF METROPOLITAN TORONTO
RATIO 1:2000

50 0 50 100

Drawn G.B.
Checked B.M.
Approved B.M.

D.Ostaplak - City Surveyor O.L.S.
FEBRUARY 21, 1991

FILE 02 - H28

PLAN SYE2455

SYE2455