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City Clerk's Office

Ulli S. Watkiss
City Clerk

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

Tel: 416-392-7033
Fax: 416-392-2980
e-mail: teycc@toronto.ca
Web: www.toronto.ca

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
145 QUEENS QUAY WEST (Toronto Ferry Company Waiting Room)
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW

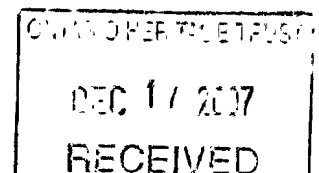
Toronto Port Authority
60 Harbour Street
Toronto, Ontario
M5J 1B6

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

Take notice that the Council of the City of Toronto has passed By-law No. 1249-2007 to designate 145 Queens Quay West (Toronto Ferry Company Waiting Room) (Toronto Centre-Rosedale Ward 28) as being of cultural heritage value or interest.

Dated at Toronto this 17th day of December, 2007.

Ulli S. Watkiss
City Clerk



Authority: Toronto and East York Community Council Item 7.14,
as adopted by City of Toronto Council on July 16, 17, 18 and 19, 2007
Enacted by Council: November 20, 2007

CITY OF TORONTO

BY-LAW No. 1249-2007

To designate the property at 145 Queens Quay West (Toronto Ferry Company Waiting Room) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 145 Queens Quay West (Toronto Ferry Company Waiting Room) 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 145 Queens Quay 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 145 Queens Quay 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 145 Queens Quay 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 20th day of November, A.D. 2007.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"**REASONS FOR DESIGNATION**Description

The property at 145 Queens Quay 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 prescribed by the Province of Ontario under the three categories of design, historical and contextual value. Located on the south side of Queens Quay West at the foot of York Street, the single-storey building known historically as the Toronto Ferry Company Waiting Room was constructed in 1907 by the City of Toronto. The property was listed on the inaugural City of Toronto Inventory of Heritage Properties in 1973, and a Heritage Easement Agreement was registered in 1991.

Statement of Cultural Heritage Value

The Toronto Ferry Company Waiting Room has design value as a rare example of a building type associated with the development of the Central Waterfront. As described in the heritage easement agreement, it is "the oldest standing structure and only building originally constructed for a harbour-oriented use that is still located beside the water of Toronto Bay."

Historically, the Toronto Ferry Company Waiting Room is linked to Toronto's waterfront, where it has served a number of functions in different locations since its construction in 1907. Originally located at the foot of Bay Street, the building was built by the City of Toronto and leased to the Turbine Ferry Company as a freight shed. In 1911, the structure was acquired by the newly formed Toronto Harbour Commission, which leased it to the Toronto Ferry Company the following year. The building was cut in half in 1927, and the south section moved by barge to its current site at the foot of York Street. Following alterations, it was used for various purposes by the Toronto Harbour Commission, including housing the water level gauge. Between 1953 and 1980, the Royal Canadian Yacht Club leased the building as the City Station for its launches, "Kwasind" and "Hiawatha." While the east side of York Slip was prepared for a condominium development in 1988, the Toronto Ferry Company Waiting Room was temporarily moved to Terminal 51. The next year, the building was returned by barge and reinstated on new concrete foundations on the York Slip site. The Toronto Ferry Company Waiting Room was restored under the supervision of Toronto architects Natale, Scott, Browne as an information centre for the Toronto Harbour Commission and for other commercial services related to the public enjoyment of the waterfront.

With its diminutive appearance and location on Queens Quay West, the Toronto Ferry Company Waiting Room is a landmark on the Central Waterfront. Directly west, the Toronto Terminal Building (1928) at 207 Queens Quay West is also recognized on the City's heritage inventory.

Heritage Attributes

The heritage attributes of the Toronto Ferry Company Waiting Room are found on the exterior walls and roof, consisting of:

- The single-storey plan under a gable roof with extended eaves and shingles.
- The corrugated prefinished steel siding, reminiscent of the original steel finishes.
- The door and window openings on the exterior walls, with the main entrance on the principal (north) façade, and three garage-style door openings with transoms and reproduction sliding doors on the west elevation.
- The rear (south) wall, identifying the line where the building was severed in 1927 with the glazing added in 1989.

The wood decking around the building is identified in the heritage easement agreement and included in the Reasons for Designation

SCHEDULE "B"

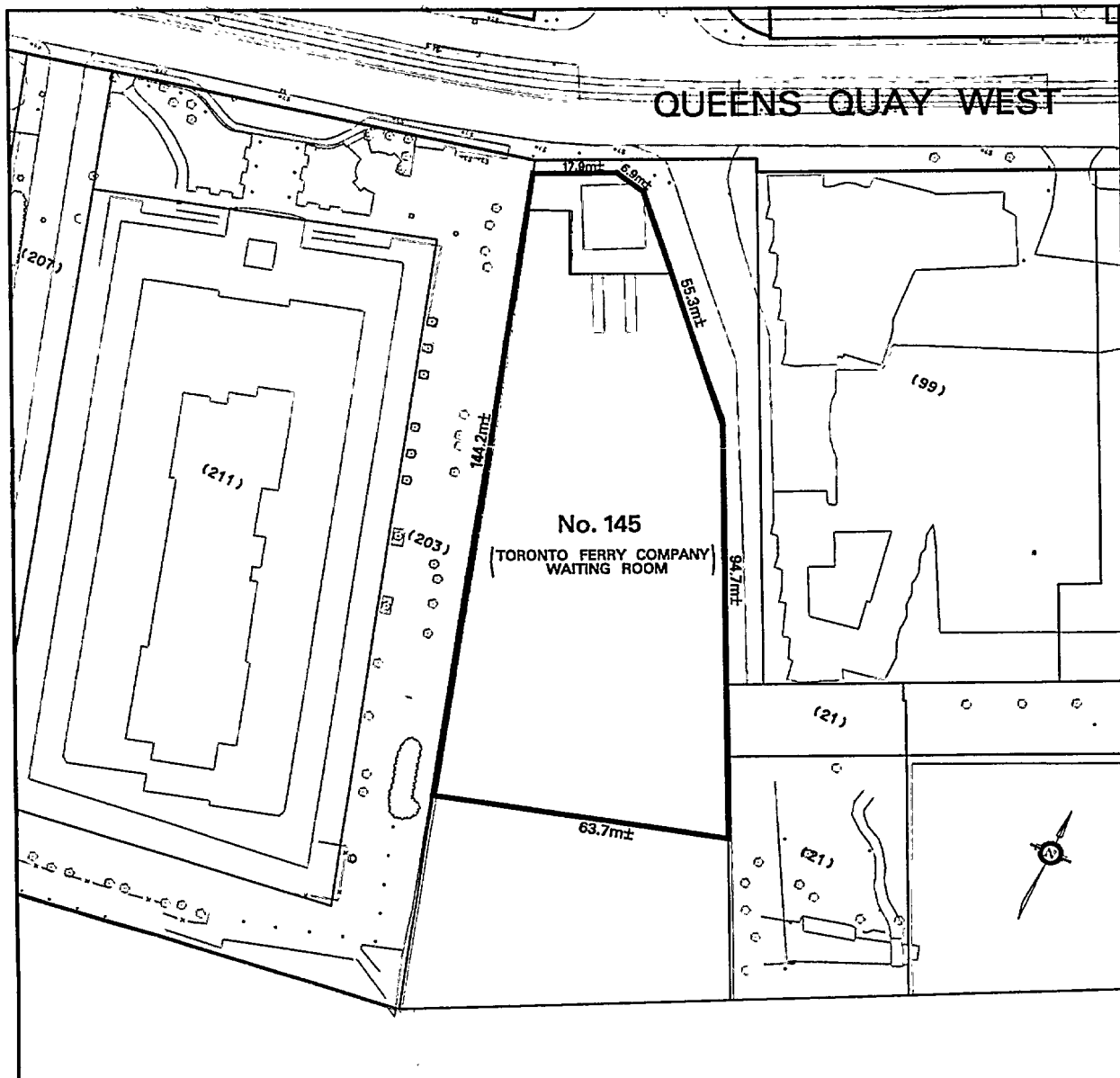
PIN 21384-0111 (LT)

PART OF BLOCK 13, PLAN 616E, DESIGNATED AS PARTS 3, 4, 5, 14, 15 & 16,
PLAN 66R14293

City of Toronto, Province of Ontario

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2007-258 dated
October 23, 2007, as set out in Schedule "C".

SCHEDULE "C"


Toronto

 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. 145 QUEENS QUAY WEST
 (TORONTO FERRY COMPANY WAITING ROOM)
 LAND DESIGNATED AS BEING OF
 CULTURAL HERITAGE VALUE AND INTEREST
 (NOT TO SCALE)

WARD 28 - TORONTO CENTRE-ROSEDALE
 DATE: OCT. 23, 2007

SKETCH No. PS-2007-258