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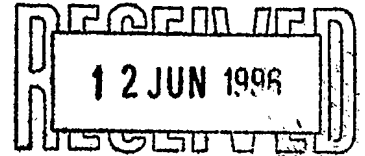


Un organisme du gouvernement de l'Ontario

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Marcy Smith



**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER O.18 AND
2 STRACHAN AVENUE (COLISEUM COMPLEX, EXHIBITION PLACE)
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW

To: The Municipality of Metropolitan Toronto
c/o Novina Wong, Metropolitan Clerk
Metropolitan Clerk's Department
Metro Hall, 55 John Street
Station 1071
Toronto, Ontario

✓ Ontario Heritage Foundation
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Take notice that the Council of the Corporation of the City of Toronto has passed By-law No. 1996-0254 to designate 2 Strachan Avenue as being of architectural and historical value or interest.

Dated at Toronto this 11th day of June, 1996.


Barbara G. Caplan
City Clerk

No. 1996-0254. A BY-LAW

*To designate the property at 2 Strachan Avenue (Coliseum Complex) as
being of architectural and historical value or interest.*

(Passed May 21, 1996.)

WHEREAS by Clause 3 of Neighbourhoods Committee Report No. 9, adopted by Council at its meeting held on May 21, 1996, authority was granted to designate the property at 2 Strachan Avenue (Coliseum Complex) as being 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 historical 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 land and premises known as No. 2 Strachan Avenue (Coliseum Complex) and upon the Ontario Heritage Foundation 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 once for each of three consecutive weeks as required by the *Ontario Heritage Act*;

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

AND WHEREAS no notice of objection to the 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. The property at 2 Strachan Avenue (Coliseum Complex), more particularly described and shown on Schedule "A" to this by-law, is being designated as being of architectural and historical 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 Schedules "A" and "C" 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 owner of the property at 2 Strachan Avenue (Coliseum Complex) 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 as required by the *Ontario Heritage Act*.

BARBARA HALL,
Mayor.

BARBARA G. CAPLAN
City Clerk.

Council Chamber,
Toronto, May 21, 1996.
(L.S.)

SCHEDULE "A"

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of part of the Ordnance Reserve (Block 14) according to a Plan by Dennis and Gossage, Provincial Land Surveyors, dated January, 1857 registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64) the boundaries of the land being described as follows:

PREMISING that the bearings hereinafter mentioned 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 a point the location of which may be arrived at as follows:

BEGINNING at the south-westerly angle of Strachan Avenue according to Plan D-1444 registered in the said Land Registry Office;

THENCE South 89 degrees 33 minutes and 40 seconds West a distance of 167.07 metres more or less to a point 1.50 metres east of most south-easterly corner of the Coliseum Complex standing in May, 1996 on the production easterly of a southerly face of wall thereof, being the point of commencement;

THENCE South 69 degrees 14 minutes and 00 seconds West along the said production and face of wall 55.75 metres more or less to a building corner;

THENCE South 20 degrees 41 minutes and 20 seconds East along the face of wall 32.00 metres more or less to a building corner;

THENCE South 69 degrees 14 minutes and 00 seconds West along the face of wall and the production westerly thereof 112.50 metres to a point;

THENCE North 20 degrees 22 minutes and 40 seconds West a distance of 3.79 metres;

THENCE North 65 degrees 07 minutes and 40 seconds West a distance of 16.08 metres;

THENCE South 69 degrees 16 minutes and 00 seconds West a distance of 42.00 metres;

THENCE South 20 degrees 37 minutes and 00 seconds East a distance of 8.38 metres;

THENCE South 69 degrees 17 minutes and 00 seconds West a distance of 79.92 metres;

THENCE North 20 degrees 36 minutes and 40 seconds West a distance of 8.37 metres;

THENCE South 69 degrees 23 minutes and 00 seconds West a distance of 52.31 metres;

THENCE North 20 degrees 36 minutes and 40 seconds West a distance of 107.41 metres;

THENCE North 69 degrees 16 minutes and 00 seconds East a distance of 53.81 metres;

THENCE North 20 degrees 43 minutes and 00 seconds West a distance of 8.37 metres;

THENCE North 69 degrees 17 minutes and 00 seconds East a distance of 76.92 metres;

THENCE South 20 degrees 43 minutes and 00 seconds East a distance of 8.37 metres;

THENCE North 69 degrees 16 minutes and 00 seconds East a distance of 50.84 metres;

THENCE North 20 degrees 55 minutes and 00 seconds West a distance of 3.68 metres;

THENCE North 69 degrees 15 minutes and 00 seconds East a distance of 10.10 metres;

THENCE South 20 degrees 39 minutes and 20 seconds East a distance of 3.65 metres;
THENCE North 69 degrees 21 minutes and 40 seconds East a distance of 15.02 metres;
THENCE North 22 degrees 15 minutes and 00 seconds West a distance of 6.69 metres;
THENCE North 69 degrees 14 minutes and 00 seconds East a distance of 109.85 metres;
THENCE South 65 degrees 04 minutes and 00 seconds East a distance of 31.17 metres;
THENCE South 44 degrees 55 minutes and 40 seconds East a distance of 38.58 metres;

THENCE South 20 degrees 43 minutes and 00 seconds East a distance of 40.38 metres more or less to the point of commencement.

The hereinbefore described land being delineated by heavy outline on plan SYE2819 dated May 15, 1996, as set out in Schedule C.

"SCHEDULE B"

Heritage Property Report

Basic Building Data:

Address: 2 Strachan Avenue, Exhibition Place (near southwest corner of Strachan Avenue and Manitoba Drive)

Ward: 3

Current Name: Coliseum (Arena and East and West Annexes)

Historical Name: Coliseum

Construction Date: 1922

Architect: G. F. W. Price, City Architect

Contractor/Builder: W. H. Yates Construction Company

Additions/Alterations: 1926, Livestock Pavilion (consisting of Cattle Pavilion or Cattle Palace, Swine Pavilion, Sheep Pavilion and Judging Pavilion), J. J. Woolnough, City Architect; Dominion Bridge Company, general contractors; McGregor and McIntyre, steel contractors;

1948, West Annex, upper storey altered;

1955, Cattlemen's Dormitory added near northeast corner of Coliseum complex;

1961, Sheep and Swine Building (South Extension) added, Earle C. Morgan with J. B. Parkin Associates, Architects;

1961, Swine Pavilion (1926) converted for North Extension, Ball, Draig, Short and Strong, Architects;

1961, interior of Coliseum altered and electrical substation and extra exits added, W. S. Atkins and Associates, consulting engineers;

1962, south facade of Coliseum rebuilt: wall and twin towers removed, and new wall with metal cladding, projecting entrance pavilion, and cantilevered canopies added, Fleury, Arthur and Barclay, Architects; stained glass windows for Agricultural Hall of Fame, A. A. Macdonald; fountain for foyer, Dora de Pedery Hunt; contemporary sculpture, Arthur Price;

1962, interior of Coliseum altered: new corridors linking East and West Annexes at second storey level; exits added; doors replaced; stairways enclosed; stadium seating added to Arena, Canadian Seating Company;

1963, interior of Coliseum altered: glass and metal partitions added, Roneo Company of Canada; porcelain enamel panels installed, P. Graham Bell Associates;

1975, restaurant interior altered;

1984, doors replaced at southwest corner of Coliseum complex; interior alterations;

1985-1986, brick altered and doors replaced on south facade of Coliseum; interior retrofitted;

1987, interior of Coliseum altered: small judging ring retrofitted; food concessions added to first floor;

1989, interior of Coliseum altered: band shell and press box added;

1995, portions of Cattle Pavilion (Industry Building) removed, and all of Judging Pavilion (Fraser Pavilion) and Sheep and Swine Building (Southern Extension) removed

Original Owner: City of Toronto

Original Use: public (exhibition building)

Current Use: public (exhibition building)

Heritage Category: Landmark Heritage Property (A): Coliseum and East and West Annexes - listed 1973
Neighbourhood Heritage Property (C): Sheep and Swine Building (Southern Extension) - listed 1993

Recording Date: December 1994; rev. January 1996

Recorder: HPD:ka

Historical Background:

1. Development of Exhibition Place:

In 1846, the Provincial Agricultural Association of Upper Canada was formed to organize agricultural fairs on a rotating basis in cities around the province. Toronto hosted the annual exhibition twice prior to 1858 when the City established exhibition grounds on a 20-acre parcel south of Queen Street West in Garrison Common, the former military reserve west of the urban core.

In 1878, City of Toronto officials offered to construct permanent exhibition buildings if the Provincial Agricultural Association agreed to locate the exhibition permanently in Toronto. While this offer was declined, the newly-formed Industrial Exhibition Association of Toronto organized the first Toronto Industrial Exhibition on a new 52-acre site at the west end of Garrison Common. The grounds, extending 450 feet along the north shore of Lake Ontario, were served by streetcar and railway. Twenty-three mainly temporary structures were erected during the ninety-day period prior to the fair. The centrepiece of the property was the Palace of Industry, or "Crystal Palace," the first permanent exhibition hall in Toronto, which was relocated from the first fair grounds (to the site of the current Horticulture Building).

As the number of events offered at the annual fair increased, the grounds were extended eastward to the New Fort (Stanley Barracks survives as the remaining component of the former military complex). By 1900, a network of roads connected the main entrance at Dufferin Street to the east boundary at Strachan Avenue. After a disastrous fire destroyed most of the existing structures in 1906, a major rebuilding campaign and reorganization of the grounds ensued. A dozen permanent buildings were constructed prior to World War I under the direction of G. W. Gouinlock, the official architect for the Industrial Exhibition Association of Toronto. In 1912, in recognition of the role of the event in promoting developments in agriculture, manufacturing, industry and trade, Toronto's annual fair was renamed the Canadian National Exhibition and placed under the direction of the Canadian National Exhibition Association (CNEA).

During the 1920s, the exhibition grounds were reorganized and a number of substantial structures erected under the direction of Alfred Chapman, leading architect for the CNEA. Access to the area was improved by 1925 with the completion of Boulevard Drive (formerly Lake Shore Road) as a scenic waterfront highway between the west end of the grounds and Strachan Avenue. With the exception of the Ontario Government Building of 1926, new buildings were concentrated toward the eastern limits of the site. Following the construction of the Coliseum and related livestock buildings by the mid 1920s, the Princes' Gates were unveiled as the ceremonial entrance at the east end of the grounds in 1927. Inside the gates, the opening of the Electrical and Engineering Building (site of the National Trade Centre Exhibit Hall) in 1928 and the Automotive Building, opposite, in 1929 completed the construction program for the decade. At that time, the property encompassed 350 acres with 1½ miles of waterfront.

2. Coliseum:

When the present exhibition grounds opened in 1878, facilities for the stabling of horses, cattle and other livestock were placed in the northeast corner of the grounds, away from the general and industrial exhibit areas. This arrangement required the constant shifting of livestock from their pens to the Grandstand (on the site of the current Exhibition Stadium) where the judging was held. In 1905 G. W. Gouinlock was directed to design a separate arena, but the cataclysmic fire of 1906 diverted his attention to the reconstruction of the west end of the grounds in the years leading up to World War I.

In 1918 the CNEA agreed to construct a spacious arena suitable for its own needs and those of the newly organized annual Winter Fair (now known as the Royal Agricultural Winter Fair). Following the approval of the City's Board of Control in 1920, City Architect G. F. W. Price prepared plans for the building. The scale and cost of the project fluctuated, but the Coliseum opened during the exhibition of 1922 as the largest single exhibition space under one roof in the world. Funds for the building were raised through the sale of subscriptions to individuals and corporations, with ten-year commitments from the provincial and federal governments and annual rents from the CNEA and Winter Fair.

In February 1926, the Board of Control authorized J. J. Woolnough, who had succeeded G. F. W. Price as City Architect, to design major additions to the complex. With the completion of the Livestock Pavilion, which encompassed the Cattle Pavilion (or Cattle Palace), the Sheep Pavilion, the Swine Pavilion and the Judging Pavilion, the Coliseum complex ranked as the largest exhibition building in the world, occupying 16½ acres.

In 1931, construction of the Horse Palace directly west of the West Annex reduced the burden on the Coliseum complex. During the Second World War, the exhibition grounds were turned over to the military. The Royal Canadian Air Force occupied the Coliseum, temporarily renaming the facility "Manning Depot #1." While the summer exhibition was discontinued for the duration of the war, agricultural events with special shows and sales of livestock were relocated to the Union Stock Yards for three years until the introduction of meat rationing. The

Winter Fair resumed on the exhibition grounds in 1946, while the first post-war Canadian National Exhibition was delayed until 1947.

In 1957, officials from the CNEA and the Royal Agricultural Winter Fair engaged the Toronto architectural firm of John B. Parkin Associates to prepare preliminary drawings for changes to the Coliseum complex. With Earle C. Morgan as associate architect, the firm designed a new Sheep and Swine Building to be attached to the east wall of the Cattle Pavilion. The position of the new structure at the southeast corner of the complex necessitated the demolition of the Sheep Pavilion of 1926. With costs shared equally by the federal, provincial and municipal governments, the new facility opened in 1961.

In 1962, the south facade of the Coliseum was reworked under the direction of the Toronto architectural firm of Barclay, Arthur and Fleury. The twin towers and south wall of the Coliseum were removed and replaced by a new wall with metal cladding and a projecting entrance pavilion incorporating the Agricultural Hall of Fame. On the interior, a new foyer was constructed, with staircases and passageways linking the East and West Annexes at the second storey level. To improve visibility, 16 steel columns supporting the roof of the Arena were replaced with two steel trusses.

In 1995, the east wall and part of the south wall of the Cattle Pavilion (Industry Building), and all of the Judging Pavilion (Fraser Pavilion) and the Sheep and Swine Building (South Extension) were removed to permit the expansion of the complex with new exhibit halls to form the National Trade Centre.

While the Coliseum Complex is most closely identified with the annual Canadian National Exhibition and the Royal Agricultural Winter Fair, the facility has welcomed a wide range of events, including boy scout jamborees, opera, musical concerts, circuses, live and closed circuit boxing matches, tennis tournaments, and trade shows, held throughout the year. On March 5, 1934, the Coliseum hosted Toronto's 100th birthday celebration with a midnight interdenominational service attended by 12,000 participants, including Canada's Governor-General. During its 60-year history, the Coliseum complex has been an integral part of the activities at Exhibition Place.

Architectural Description:

1. Exterior:

The design of the Coliseum combines the Classical forms, monumental scale, spatial planning and strict symmetry associated with Beaux Arts stylistic principles. The building, constructed of steel and yellow brick with brick, stone and metal detailing, features a long two-storey rectangular plan. A centre block with round-arched parapets is flanked by flat-roofed pavilions. On the principal (north) facade, a pair of progressively taller towers blends round-arched and flat-headed openings under elaborate roofs with Classical detailing and copper domes. The main entrance is centred in a four-column stone portico with Doric capitals, an entablature and modillion blocks. The north wall has flat-headed and thermal-shaped windows. The south wall, which originally mirrored the pattern of openings and decoration of the north facade, was replaced with brick and metal cladding, and the twin towers removed. (The south wall, as replaced in 1962, is excluded from the "Reasons for Designation".) The Coliseum displays decorative brick corbelling, panels, band courses, and quoins.

Flanking the Arena, the East and West Annexes are two-storey pavilions with rectangular plans and yellow brick walls. The north and south facades of each Annex are organized into five bays with slightly projecting centres and ends. The Annexes display the brick detailing, pattern of openings and parapets introduced on the Coliseum. The visible end walls feature regularly-placed fenestration.

The Cattle Pavilion (Industry Building, excluding part of the south wall) and the Swine Pavilion (North Extension), located directly east of the East Annex, are the surviving portions of the Livestock Pavilion. The Cattle Pavilion features a rectangular plan (reduced in scale compared to the Coliseum) running parallel to that of the East Annex. Its southwest corner is truncated and contains the principal entrance to this area of the complex. A trio of doors is elevated in a projecting stone portico with semi-engaged Doric columns, swag motifs, a heavy entablature with triglyphs and dentils, and a parapet with a name band. The wall surfaces repeat the flat-headed openings, decorative brickwork, and parapets introduced on the Coliseum and its Annexes. Important elements on the north elevation are the monumental two-storey stone frames containing the entrances and upper-floor windows, keystones, projecting cornices, and triangular pediments with stone cartouches. The decorative program is continued on the single-storey Swine Pavilion with its truncated northeast corner. Both the Cattle

Pavilion and the Swine Pavilion are clad with yellow brick and highlighted with sculpted stone rondelles with animal heads and Classical laurel leaves.

2. Interior:

On the interior of the Coliseum, the Arena rises the full height of the building and contains the main show ring surrounded by spectator seating. This reference is intended to serve only as a historical record of the interior features of note, and is excluded from the "Reasons for Designation."

Context:

For the purposes of designation, the boundaries of the property are established by a limit on the west, north and east of 1.5 metres in front of the west, north and east exterior walls of the Coliseum Building. On the south, the boundary is flush with the south edge of the remaining portion of the Industry Building and is 3.0 metres in front of the south exterior wall of the Coliseum and its Annexes (see Attachment 2 IIB).

Dominating the northeast portion of Exhibition Place near the corner of Strachan Avenue and Manitoba Drive, the Coliseum complex is flanked on the west by the Horse Palace (completed in 1931). Designated under Part IV of the Ontario Heritage Act, the Horse Palace complements the Coliseum with its domed towers. South of the Coliseum complex, the Princes' Gates mark the east entrance into the grounds from Strachan Avenue, and the Automotive Building faces the Coliseum across Princes' Boulevard. The Coliseum complex is adjacent to the Western Battery of Fort York (west of Strachan Avenue) and the New Fort (including Stanley Barracks), sites of potential archaeological importance.

Summary:

The property at 2 Strachan Avenue (Coliseum) is identified for architectural and historical reasons. The complex was completed in three phases over a forty-year period. The initial parts -- the Coliseum and its Annexes, followed by the Livestock Pavilion -- were designed by the City Architects of the period. While identified with the annual Canadian National Exhibition and the Royal Agricultural Winter Fair, the Coliseum was used as a manning depot by the Royal Canadian Air Force during the Second World War and for numerous entertainment and sporting events. In 1995, it is also one of the largest trade and consumer show locations in Canada.

With the Automotive Building and the Horse Palace, the Coliseum complex is an important component of the surviving group of buildings at the eastern perimeter of Exhibition Place which were the realization of the master plan for this section of the grounds carried out prior to World War II. The Coliseum opened as the largest structure under a single roof in the world and, with its additions, became the largest building of its type in North America.

The historical buildings composing the Coliseum complex dominate the northeast corner of Exhibition Place and reflect the development of the livestock compounds and exhibition functions in this location. The complex is distinguished by the architectural detailing of its various components. The Coliseum (1922), with its copper-topped domes, is an integral part of the Exhibition Place skyline and visually links the east side of the grounds with the dome-roofed pavilions of the Horticulture Building, Dominion Government Building (Arts and Crafts Building), and Ontario Government Building at the west end. The Coliseum is the largest complex on the grounds and is a microcosm of the evolution of the site.

Sources Consulted:

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- Firth, Edith G. Toronto in Art. 150 Years Through Artists' Eyes. 1984.
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- "Live stock arena to cost \$105,000; architect appointed." Contract Record. 4 October 1905.
- "Live stock show building by G. W. F. Price." Construction. December 1921.
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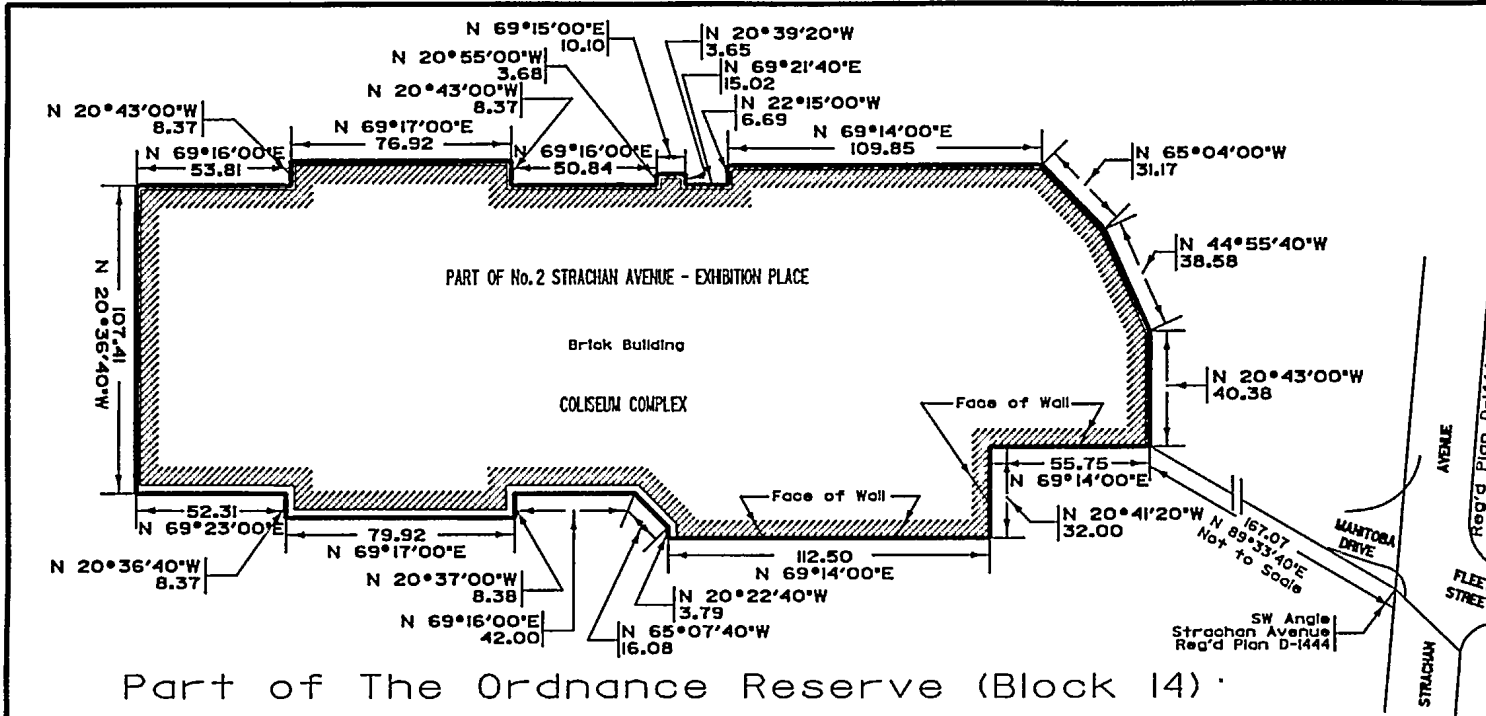
----- Historical Preservation Division. Architects' Files.

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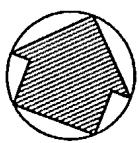
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MAP AREA 496-12



Part of The Ordnance Reserve (Block 14)

BEARING NOTE:
Bearings are Astronomic and are referred to the central meridian 79°30' West longitude in Zone 10 of the Ontario Coordinate System.

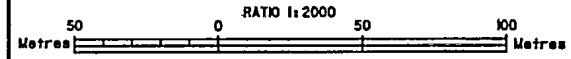


 PART OF No.2 STRACHAN AVENUE

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.

PUBLIC WORKS AND THE ENVIRONMENT
CITY OF TORONTO

SKETCH TO ILLUSTRATE
**LAND DESIGNATED AS
BEING OF ARCHITECTURAL AND
HISTORICAL VALUE OR INTEREST**



Drawn <u>A.C.M.M.</u>	W.Kowalenko-City Surveyor	
Checked <u>W.J.M.</u>	FILE	PLAN SYE2819
Date: May 15, 1996	S27-H2	

SCHEDULE "C"

SYE2819