

Consolidated Clause in Toronto and East York Community Council Report 8, which was considered by City Council on October 26, 27 and 28, 2004.

9

**Inclusion of Four Properties on the City of Toronto
Inventory of Heritage Properties - Port Lands Industrial Area,
Central Waterfront
(Toronto-Danforth, Ward 30)**

City Council on October 26, 27 and 28, 2004, adopted this Clause without amendment.

The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (August 27, 2004) from the Commissioner of Economic Development, Culture and Tourism:

Purpose:

This report recommends the inclusion on the City of Toronto Inventory of Heritage Properties of four properties in the Port Lands Industrial Area of the Central Waterfront.

Financial Implications and Impact Statement:

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

Recommendations:

- (1) City Council include on the City of Toronto Inventory of Heritage Properties the following four properties located in the Port Lands Industrial Area of the Central Waterfront:
 - (i) 29 Basin Street (Sun Oil Company Building);
 - (ii) 242-292 Cherry Street (Marine Terminal 35 and Atlas Crane);
 - (iii) 312 Cherry Street (Century Oil Company); and
 - (iv) 62 Villiers Street (Toronto Harbour Commissioners Storage Building);
- (2) the properties at 175 and 261 Queen's Quay East (Marine Terminals 28 and 29) not be recommended for inclusion on the City of Toronto Inventory of Heritage Properties, however, no site plan approval will be issued for these properties until a landscape plan containing elements intended to commemorate these buildings to the satisfaction of the Manager, Heritage Preservation Services is submitted;

- (3) the property at 63 Polson Street (Dominion Boxboards Building) not be recommended for inclusion on the City of Toronto Inventory of Heritage Properties; and
- (4) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Background:

At its meeting held on November 26, 2002, the Toronto Preservation Board considered a staff report recommending the inclusion on the City of Toronto Inventory of Heritage Properties of 18 properties in the East Bayfront and Port Lands Industrial Area of the Central Waterfront. At the request of the owners, 13 of the properties were deferred to allow further discussion with staff.

As of July 2003, City Council had listed the following 11 properties on the Inventory of Heritage Properties: The Cherry Beach Life Saving Station and Change Room, 75, 281 and 309 Cherry Street, 39 and 400 Commissioners Street, 55 Lake Shore Boulevard East, 15 Munition Street, 15 and 54 Polson Street, and 440 Unwin Avenue. The remaining seven are under the jurisdiction of the Toronto Economic Development Corporation (TEDCO), an arm's length, special purpose body of the City of Toronto.

TEDCO retained Heritage Consultants, Taylor Hazel Architects, to review the properties proposed for listing and in conjunction with city staff it was agreed that 29 Basin Street, 242-292 Cherry Street, 312 Cherry Street and 62 Villiers Street would be included in the City of Toronto's Inventory of Heritage Properties.

Following the deferral of the recommended inclusion of the properties on the Inventory of Heritage Properties, staff held discussions with TEDCO staff, TEDCO's Heritage Consultants and other interested parties on the proposed redevelopment of the Central Waterfront. As a result, staff agreed not to support the listing of the three properties at 261 and 275 Queen's Quay East and 63 Polson Street.

Staff recommended that the properties at 175 and 261 Queen's Quay East, containing Marine Terminals 28 and 29, be removed from the list of TEDCO properties previously recommended for listing on the Inventory. After further discussion and inspection of Marine Terminals 28 and 29, it was agreed that the buildings could not be adaptively reused in the proposed East Bayfront development proposal. It was also agreed that the heritage commemoration of their role in the Seaway and shipping should be interpreted through a creative landscape and urban design plan (Attachments No. 3 a-c). No site plan for these properties will be approved unless a landscape plan including these commemorative elements has been submitted to the satisfaction of the Manager of Heritage Preservation Services. The listing of Marine Terminal 35 (242-292 Cherry Street) is recommended. Two other marine terminals are currently actively operating as such in the Port lands, Marine Terminal 51 and 52.

After discussions with TEDCO's Heritage Consultants and a site inspection, staff agreed not to support the listing of the property at 63 Polson Street. The property was originally recommended for listing as part of a complex of three properties along Polson Street that were

designed for the Dominion Boxboards Company and are now in separate ownership. Staff have concluded that the portion of the property at 63 Polson Street has been altered to the extent that it no longer merits inclusion on the Inventory according to the criteria for the evaluation of heritage properties.

Given the ongoing interest in the proposed redevelopment of Toronto's waterfront, staff reiterate the importance of including the four properties named in the recommendations above on the City of Toronto Inventory of Heritage Properties. The inclusion of these properties on the Inventory of Heritage Properties will enable staff to work with TEDCO and other interested parties to encourage the retention, integration or commemoration and interpretation of the properties as part of a revitalized Central Waterfront.

Comments:

The four properties listed in Recommendation No. 1 are part of the Heritage Properties Survey, done in conjunction with TEDCO and their Heritage Consultants, of the properties in the East Bayfront and Port Lands Industrial Area of the Central Waterfront. Location maps (Attachment No. 1 a-b) and photographs (Attachment No. 2 a-c) are attached. The significance of the four properties is summarized as follows:

- (i) 29 Basin Street: The Sun Oil Company Building is identified as a significant cultural resource for architectural reasons. The Sun Oil Company has occupied this location on the south side of Basin Street, near its intersection with Bouchette Street where it backs onto the Ship Channel, as early as 1921. In 1930, T. H. Mothershill and Company designed the office building. With its attention to detailing, shown in the stonework, Classically-embellished entrance and nameband reading "Sun Oil Company Ltd", the building stands out among the industrial structures in the Port Lands Industrial Area.
- (ii) 242-292 Cherry Street: Marine Terminal 35 is identified as a significant cultural resource. The adjacent Atlas Crane is identified as a significant engineering work for cultural and contextual reasons. With their size and location, Marine Terminal 35 and the Atlas Crane are notable waterfront features that are visible from various vantage points in the Port Lands Industrial Area and beyond. It is recognized that redevelopment of Marine Terminal 35 may include only portions of the building to be adaptively reused at a later date.

Marine Terminal 35 is located on the E. L. Cousins Dock opposite the entrance to Commissioners Street where it borders the western dock wall known as the "Marginal Way". Completed in 1962, Marine Terminal 35 is a surviving example of the purpose-built accommodation that handled the container cargo brought by ocean-going vessels following the opening of the St. Lawrence Seaway in 1959, while currently not used for the original purpose. The inclusion of Marine Terminal 35 on the Inventory will encourage its adaptive reuse while allowing new development to be introduced on the site. Further detailed design work of the area will determine if all of the building or portions will be retained.

The 300-ton (272 tonne) Atlas Crane was installed in 1961 between Marine Terminal 35 and Cherry Street where, although it has virtually never seen active use, it has remained a prominent industrial artefact that represents the evolution of cargo handling along the waterfront. Relocation of this feature may be considered as it may be difficult to incorporate into a redevelopment of the site.

- (iii) 312 Cherry Street: The Century Coal Company (now Essroc Cement Company) is identified as a significant cultural resource for architectural and contextual reasons. The property is located on the harbour (west) side of Cherry Street opposite the entrance to Villiers Street. The first silos on the site were completed in 1920 for the Century Coal Company, a business that occupied the property for over 40 years and was succeeded by the Lake Ontario Portland Cement Company (now Essroc Cement Company). Prominent waterfront landmarks, the silos are among the few structures of this type that survive on Toronto's waterfront. They are important in context with the silos of the Canada Cement Company at 54 Polson Street, a property that was listed on the City of Toronto Inventory of Heritage Properties on June 24, 25 and 26, 2003.
- (iv) 62 Villiers Street: The Toronto Harbour Commissioners Storage Buildings at 62 Villiers Street are identified as a significant cultural resource for architectural and historical reasons. Located on the north side of Villiers Street, east of Munition Street (that extends south of Villiers to Commissioners Street), the office building and neighbouring workshop were purportedly constructed in 1916 for the Toronto Harbour Commissioners, making the pair the oldest remaining buildings in the Port Lands Industrial Area. They are the surviving elements of the series of buildings used by the Toronto Harbour Commissioners that extended along the north side of Villiers Street from Cherry Street to the Don Roadway. The Toronto Harbour Commissioners Storage Buildings are simple industrial buildings designed for utilitarian purposes, which display gable roofs and red brick cladding (currently concealed by insulbrick).

Conclusions:

It is recommended that City Council include on the City of Toronto Inventory of Heritage Properties the four properties in the Port Lands Industrial Area of the Central Waterfront that are identified in Recommendation #1 of this report.

Contact:

Rita Davies, Executive Director of Culture
Tel: 416-397-5323; Fax: 416-392-5600; E-mail: rdavies@toronto.ca

The Toronto and East York Community Council also submits the communication (September 23, 2004) from the Toronto Preservation Board:

Recommendation:

The Toronto Preservation Board recommended to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (August 27, 2004) from the Commissioner of Economic Development, Culture and Tourism.

Background:

The Toronto Preservation Board at its meeting held on September 23, 2004, considered a report (August 27, 2004) from the Commissioner of Economic Development, Culture and Tourism regarding the Port Lands Industrial Area, Central Waterfront.

(Copies of the attachment 1 to 3 referred to in the report report (August 27, 2004) from the Commissioner of Economic Development, Culture and Tourism were forwarded to all Members of the Toronto and East York Community Council with the agenda for its meeting on October 12, 2004, and copies are on file in the office of the City Clerk.)