

Authority: Toronto and East York Community Council Item 15.18,  
as adopted by City of Toronto Council on May 26 and 27, 2008  
Enacted by Council: October 30, 2008

**CITY OF TORONTO**

**BY-LAW No. 1143-2008**

**To partially repeal and amend former City of Toronto By-law No. 1996-0385 being a by-law “To designate the property at 222 Bremner Boulevard(CPR John Street Roundhouse, Turntable, Sand and Coal Loader and Water Tower) as being of architectural and historic interest”.**

WHEREAS by agreement dated October 5, 1992, the City of Toronto agreed to transfer the lands described as Parts 2 - 9 on Plan 64R-13541 (the “Hydro Option Lands”) to Ontario Hydro free and clear of all encumbrances; and

Whereas in order to transfer the Hydro Option Lands free and clear of all encumbrances it is necessary to partially repeal By-law No. 1996-0385 and to amend the reasons for designation to remove references to the Machine Shop located on the Hydro Option Lands; and

WHEREAS the Council of the City of Toronto has caused to be served upon the owners of the land and premises municipally known as 222 Bremner Boulevard and upon the Ontario Heritage Trust, Notice of Intention to partially repeal and amend By-law No. 1996-0385 and has caused the Notice of Intention 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 no notice of objection was served upon the Clerk of the municipality;

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

1. By-law No. 1996-0385 is repealed with respect to the lands described as Parts 2 - 9 on Plan 64R-13541.
2. Schedule “B” to by-law No. 1996-0385 is deleted and replaced by Schedule “B” attached to this by-law.
3. The City Solicitor is authorized to cause a copy of this by-law to be registered in the proper Land Registry Office against the property described in Schedule “A” to By-law No. 1996-0385 and as set out in Schedule “A” to this by-law.

4. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 222 Bremner Boulevard 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 30th day of October, A.D. 2008.

GLORIA LINDSAY LUBY,  
Deputy Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**SCHEDULE "A"**

**Legal Description**

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

FIRSTLY: (CPR John Street Roundhouse)

Parts of Blocks C and D and part of Lake Street all according to Plan 536E registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64) the said part of Lake Street as closed by City of Toronto By-law No. 10950 registered as Instrument 4725ES, designated as PARTS 1, 2 and 3 on plan of survey deposited as 64R-13995.

SECONDLY: (Turntable)

Parts of Blocks C and D and part of Lake Street all according to Plan 536E registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64), the said part of Lake street as closed by City of Toronto By-law No. 10950 registered as Instrument 4725ES, 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, NAD 27 (1996Adujustment), then;

Commencing at a point, the location of which may be arrived at as follows;

Beginning at the easterly terminus of the northerly limit of PART 3 on a plan of survey deposited as Plan 64R-13995, having a bearing of North 72 degrees 13 minutes and 50 seconds West as shown on the said Plan 64R-13995:

Thence North 62 degrees 21 minutes and 20 seconds East 17.21 metres to the point of commencement;

Thence South 88 degrees 55 minutes and 30 seconds East 40.00 metres to a point;

Thence South 1 degree 4 minutes and 30 seconds West 40.00 metres;

Thence North 88 degrees 55 minutes and 30 seconds West 40.00 metres;

Thence North 1 degree 4 minutes and 30 seconds East 40.00 metres more or less to the point of commencement.

**THIRDLY: (Sand and Coal Loader)**

Par of Block C according to Plan 536E registered in the Land Registry Office of 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, NAD 27 (1996 Adjustment), then;

Commencing at a point, the location of which may be arrived at as follows;

Beginning at the westerly terminus of the northerly limit of PART 3 on a plan of survey deposited as 64R-13995, having a bearing of North 72 degrees 13 minutes and 50 seconds West as shown on the said Plan 64R-13995;

Thence North 60 degrees 07 minutes 40 seconds East 11.37 metres to the point of commencement;

Thence North 17 degrees 46 minutes and 10 seconds East 18.00 metres;

Thence South 72 degrees 13 minutes and 50 seconds East 22.00 metres;

Thence South 17 degrees 46 minutes and 10 seconds West 18.00 metres;

Thence North 72 degrees 13 minutes and 50 seconds West 22.00 metres more or less to the point of commencement.

**FOURTHLY: (Water Tower)**

Part of Block D according to Plan 536E 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, NAD 27 (1996 Adjustment), then;

Commencing at a point, the location of which may be arrived at as follows;

Beginning at the easterly terminus of the northerly limit of PART 3 on a plan of survey deposited as 64R-13995, having a bearing of North 72 degrees 23 minutes and 00 seconds East as shown on the said Plan 64R-13995;

Thence South 36 degrees 52 minutes 00 seconds East 19.31 metres to the point of commencement;

Thence North 74 degrees 23 minutes and 00 seconds East 10.00 metres;

Thence South 15 degrees 37 minutes and 00 seconds East 10.00 metres;

Thence South 74 degrees 23 minutes and 00 seconds West 10.00 metres;

Thence North 15 degrees 37 minutes and 00 seconds West 10.00 metres more or less to the point of commencement.

**SCHEDULE “B”****Reasons For Designation**Description

The property at 222 Bremner Boulevard was designated under Part IV, Section 29 of the *Ontario Heritage Act* on August 12, 1996 by By-law No. 1996-0385. The CPR John Street Roundhouse Complex, consisting of the roundhouse, turntable, sand and coal loader, and water tower, meets the criteria for municipal designation prescribed by the Province of Ontario in 2006 under all three categories of design, associative and contextual value. The roundhouse and auxiliary structures are the surviving integral components of the John Street Yard, the railway facility developed by the Canadian Pacific Railway in 1929-1931. The complex operated for over half a century, continuing after the conversion from steam to diesel power. The CPR John Street Roundhouse complex is recognized by the federal government as a National Historic Site.

Statement of Cultural Heritage Value

The CPR John Street roundhouse, with the adjoining turntable, sand and coal loader, and water tower, represent rare surviving components of a railway complex that is associated with technological achievement. The roundhouse was completed as the largest of its type in Canada and formed the nucleus of the first railway complex outside the United States to use innovative “direct steaming” for servicing coal-fueled railway locomotives. This process relied on a mixture of steam and water to keep locomotive boilers at a constant reduced pressure during repairs. Afterward, increasing the pressure to operating levels took mere minutes instead of over an hour. This technology decreased the turnaround time for locomotive maintenance and improved fuel consumption. Direct steaming offered smoke abatement, thereby improving conditions for workers while extending the life of the roundhouse. The CPR John Street roundhouse was specifically designed for direct steaming, and introduced a four-track turntable to direct locomotives into its 32 stalls. Outside, the elevated water tower serviced the yard, while the two-part sand and coal loader dispensed sand to increase traction on the rails and fuel to operate the locomotives.

The CPR John Street Roundhouse Complex is associated with the historical development of Toronto’s railway lands and the role of the railway in the economic and social evolution of Toronto and Canada. By the mid 19th century, the arrival of the first steam railways in Toronto introduced an alternative form of transportation for people and goods and brought industry and workers to the city. The railway companies concentrated their lines and facilities on the land adjoining Toronto harbour. In the early 1900s, the City and the major railway operators cooperated to extend and elevate the railway lands through a series of landfill projects. In 1931, the Canadian Pacific Railway completed its new yard along the south side of Front Street at the foot of John Street. Designed for the repair and storage of locomotives and passenger cars, the CPR John Street complex included nearly 30 structures and employed over 150 workers. Following World War II with the decline of passenger trains and the event of diesel power, the complex was converted to service diesel engines and obsolete structures were gradually removed. The key components of the John Street yard, specifically the roundhouse, turntable, water tower, and sand and coal loader, were preserved in Roundhouse Park in the 1990s as surviving reminders of the key role the railways played in Toronto’s history and growth. Contextually, the CPR John Street

Roundhouse Complex is a landmark in Toronto's former railway lands. With the distinctive shape of the roundhouse and the placement of the adjoining structures associated with the former CPR John Street yard, the complex is the focus of Roundhouse Park, south of Front Street West.

### Heritage Attributes

The heritage attributes of the CPR John Street Roundhouse Complex relating to its design, associative and contextual value as a rare surviving example of a former railway facility that is associated with technological achievement and the transportation history of Toronto where it is a landmark in the railway lands are:

#### **CPR John Street Roundhouse**

- The scale, form and massing.
- The materials, consisting of concrete, brick and wood.
- Above a concrete foundation, the post-and-beam construction with heavy timber, brick exterior walls, raised brick parapets on the end bays, interior brick fire walls, interior posts, and concrete floors.
- The three-quarter-round circular plan that rises one extended storey and opens to the northeast.
- The 32 stalls, numbered from east to west, which are narrower in length in the centre of the building.
- The sloped wood roof, with a clerestory that is glazed on two sides and rises at a slight angle on the south side.
- Along the northeast façade, the double wood doors, opening in both directions.
- The rear (southwest) wall and side walls, displaying large openings with multipaned windows.
- On the interior, the interior brick fire walls, the wood posts, and the wood catwalks.
- In the remaining interior stalls, the tracks and inspection pits.

#### **Turntable, Sand and Coal Loader, and Water Tower**

- The exterior turntable, consisting of a steel bridge structure with a three-point or rim design and four tracks, which extends over a circular concrete pit.
- The sand and coal loader, comprised of two circular silos built of reinforced concrete with a brick hoist tower.
- The water tower, with a steel tank supported on four steel legs above a concrete Base.

The machine shop annex, attached to the northwest corner of the Roundhouse, is not included in the Reasons for Designation