

Authority: Toronto and East York Community Council Item 10.7,
as adopted by City of Toronto Council on October 24 and 25, 2011
Enacted by Council: April 11, 2012

CITY OF TORONTO

BY-LAW No. 498-2012

To partially repeal and amend By-law No. 75-86, being a by-law to designate the property at 241 and 247 Spadina Avenue (Consolidated Plate Glass Company Building) as being of architectural value or interest.

WHEREAS By-law No. 75-86 of the former City of Toronto designated the property at 241 and 247 Spadina Avenue (Consolidated Plate Glass Company Building) as being of architectural value or interest under the *Ontario Heritage Act*; and

WHEREAS the property has been severed into two parcels municipally identified as 241 and 247 Spadina Avenue; and

WHEREAS the Consolidated Plate Glass Company Building is located entirely on the property identified as 241 Spadina Avenue; and

WHEREAS Council has approved the removal of the heritage designation from the property identified as 247 Spadina Avenue; and

WHEREAS section 30.1(10) requires that if council proposes to amend a by-law designating property made under section 29 before the day the *Ontario Heritage Amendment Act, 2005* received Royal Assent, the council shall include in the amendment such changes as are necessary to ensure the by-law satisfies the requirements of section 29, as it read on the day the *Ontario Heritage Amendment Act, 2005* received Royal Assent;

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

1. By-law No. 75-86 of the former City of Toronto, being a by-law to designate the property at 241 and 247 Spadina Avenue as being of architectural value or interest is amended by deleting the legal description in By-law No. 75-86 and replacing it with the legal description attached as Schedules "B" and "C" to this by-law.
2. The reasons for designation attached as Schedule "B" to By-law No. 75-86 are deleted and replaced by the reasons for designation attached as Schedule "A" 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 lands described in Schedule "B" and depicted in Schedule "C" 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 241 and 247 Spadina Avenue and upon the Ontario Heritage Trust; and to delete reference to the property at 247 Spadina Avenue from the City's heritage property register.

ENACTED AND PASSED this 11th day of April, A.D. 2012.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

SCHEDULE "A"

REVISED REASONS FOR DESIGNATION: 241 SPADINA AVENUE (STATEMENT OF SIGNIFICANCE) Consolidated Plate Glass Company Building

City of Toronto By-law No. 76-85, designating the property at 241 Spadina Avenue under Part IV, Section 29 of the Ontario Heritage Act, has been amended to revise the Reasons for Designation to describe the site's cultural heritage values and attributes as set out in the 2005 amendments to the *Ontario Heritage Act*.

Description

The property at 241 Spadina Avenue is designated under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the provincial criteria prescribed for municipal designation under the three categories of design, associative and contextual values. Located on the east side of Spadina Avenue between Sullivan Street and Grange Avenue, the Consolidated Plate Glass Company Building (1910) is a five-storey commercial warehouse.

Statement of Cultural Heritage Value

From a design perspective, the Consolidated Plate Glass Company Building is a representative example of an early 20th century building designed for offices and warehousing in the Edwardian Classical style that is distinguished by the quality of its craftsmanship with Beaux-Arts-inspired classical embellishments. Displaying an intricate mixture of materials with brick, stone, terra cotta and metal, the Consolidated Plate Glass Company Building is purportedly the last building in Ontario to use red terra cotta for its exterior cladding (Terra Cotta: Artful Deceivers, 1993).

The Consolidated Plate Glass Company Building is associated with the American architectural and engineering firm named The William Steele and Sons Company, which was a pioneer of warehouse construction in Toronto. With the Toronto Carpet Manufacturing Company's iconic factory (on a designated property at 1179 King Street West), the Consolidated Plate Glass Company is one of the few extant examples of the firm's work in this city.

Contextually, with its setback on the site, height and elaborate classical appearance, the Consolidated Plate Glass Company Building is a local landmark on Spadina Avenue.

Heritage Attributes

The heritage attributes of the property at 241 Spadina Avenue are:

- The scale, form and massing of the five-storey structure with the long rectangular plan
- The materials, with red brick and terra cotta cladding, and brick, stone, terra cotta and metal detailing
- The flat roofline that is marked by an extended moulded cornice with brackets
- The principal (west) façade, which is symmetrically organized into three bays with a classically-inspired base, shaft and cornice

- On the raised base with the decorative banding, the placement of the main entrance in the north bay in a round-arched surround with an ornamental metal gate, and the oversized window openings in the centre and south bay that have been converted to door openings
- The shaft, where piers with classical modillions and lion's heads organize the fenestration
- The fenestration on the shaft and in the attic level, with pairs of flat-headed openings in the north bay, and oversized tripartite window openings in the centre and south bays
- On the west facade, the openings in the north (left) bay of the second through the four floors, which contain the original wood-framed windows with classically-detailed wood trim and iron grillwork
- On the south elevation, which is viewed from Spadina Avenue, the regularly placed fenestration where the oversized window openings in the left (west) bay are repeated from the west façade

The north elevation adjoins the building at 247 Spadina Avenue, and no heritage attributes are identified on the rear (east) wall.

SCHEDULE "B"**PIN 21206-0253 (LT)**

LOT 4 ON PLAN D60 TORONTO DESIGNATED AS PART 2 ON PLAN 63R4828.

City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2011-123 dated January 4, 2012, as set out in Schedule "C".

SCHEDULE "C"

