Distillery District HCD Study
City of Toronto
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FINAL

Taylor Hazell Architects Ltd.
333 Adelaide Street West,
5th Floor
Toronto, Ontario
M5V 1R5

THA Architecture, Conservation
& Strategic Planning

THA

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VIK PAHWA, 2016

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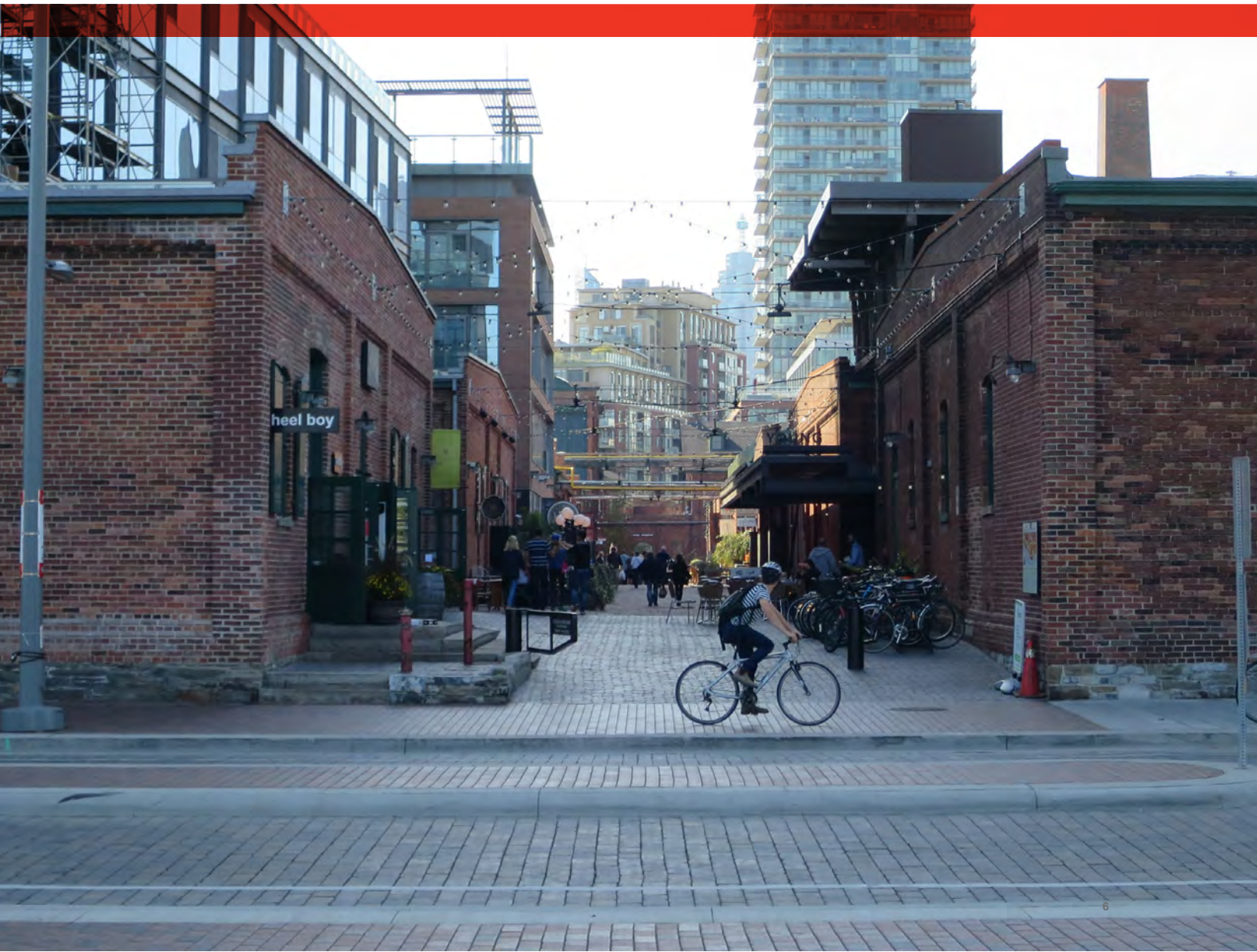


EXECUTIVE SUMMARY

The Distillery District Heritage Conservation District Study (HCD Study) was commissioned by the City of Toronto in December 2015. It was conducted by Taylor Hazell Architects (THA) with Contentworks, Urban Strategies and Archaeological Services Inc. over a nine month period between February and October 2016. The HCD Study was carried out in accordance with the Heritage Conservation Districts in Toronto, Procedures, Policies and Terms of Reference (2012) (HCD TOR).

The purpose of the HCD Study is to understand the history, evolution, built fabric and public realm (buildings, structures, streets and lanes) of a place so that its character can be identified and described. The Study determines whether an area has cultural heritage value(s) that warrants protection under Section 40.(1) of the Ontario Heritage Act (OHA). If an area warrants protection as an HCD, the Study recommends the district boundaries, the heritage values and attributes of the area and the objectives of an HCD Plan. The Study and any recommendations must be approved by the City of Toronto's Heritage Preservation Services (HPS) and endorsed by the Toronto Preservation Board prior to initiation of an HCD Plan.

Based on historical research, field survey, archaeological review, consultation, analysis and evaluation, the HCD Study finds that the Study Area has cultural heritage values that are significant to merit designation as a Heritage Conservation District and recommends that an HCD Plan be initiated. The Study also recommends that the boundaries be the same as those for the Study and that the district be named the Gooderham & Worts Heritage Conservation District.

PHOTOGRAPH:
TORONTO PUBLIC LIBRARY; 971-12 CAB I

INTRODUCTION

INTRODUCTION

The Distillery District HCD Study commenced in February 2016. The consulting team was led by Taylor Hazell Architects (Project Management, Architectural and Heritage Analysis) with Contentworks (Thematic History, Analysis, Evaluation), Urban Strategies Inc. (Public Consultation and Planning Analysis) and Archaeological Services Inc. (Archaeology).

The Study was proposed by Heritage Preservation Services (HPS) in 2014 and then authorized by City Council. It was subsequently prioritized in 2015. The HCD Study encompasses a 5.3 hectare (13 acre) area, southeast of downtown Toronto and located adjacent to the Union Station Railway Corridor (USRC). The Study area is bounded by the centre line of Cherry Street to the east, the north side of the rail corridor to the south and the centre line of Parliament Street to the west. It includes the buildings on the north side of Mill Street (essentially the former Canadian Pacific rail line) (MAP 1).

The surrounding area is comprised of surface parking to the north, a new mixed-use neighbourhood to the east that was constructed as the Athletes Village for the 2015 Pan Am Games, the USRC and Gardiner Expressway to the south and a mid-rise residential neighbourhood to the west. Parliament, Mill and Cherry streets provide the primary access points to the Study Area, which is predominantly pedestrian.

The Study Area has been associated with the Gooderham & Worts (G&W) operations since the early 19th century when James Worts established a windmill on the site in 1831. Although Worts died three years later, his brother-in-law William Gooderham carried on the business and in 1837 distilling operations began. Construction of the Stone Distillery in 1859-60 began five decades of growth that resulted in the existing historic built environment in the Study area (with the exception of the Case Goods Warehouse completed in 1927). The industrial site ceased operations in 1990, after which three residential condominiums were constructed. In 2001, the former G&W site was purchased by Cityscape Holdings and opened to the public as an arts and cultural historic precinct in 2003. In the following years, the area was developed into an arts and residential neighbourhood through the adaptive reuse of the heritage buildings and construction of new condominiums. A complete history of the Study area is contained in Section 1.0 of this report.

The Study Area contains a collection of buildings on several property parcels. While a majority of the parcels are under single ownership, parcels in the Triangle Lands at the southwest of the Study Area have multiple owners. In addition, two parcels at the west end of Mill Street are owned by the Province of Ontario. A field survey conducted in April 2016 by THA and Contentworks documented the built form, materials, siting and context. This permitted the consultant team to describe and anaylse the character – the buildings, structures, streets and lanes – of the Study Area. This process is fully described in Section 4.0 (Built and Landscape Survey) and Section 6.0 (Analysis).

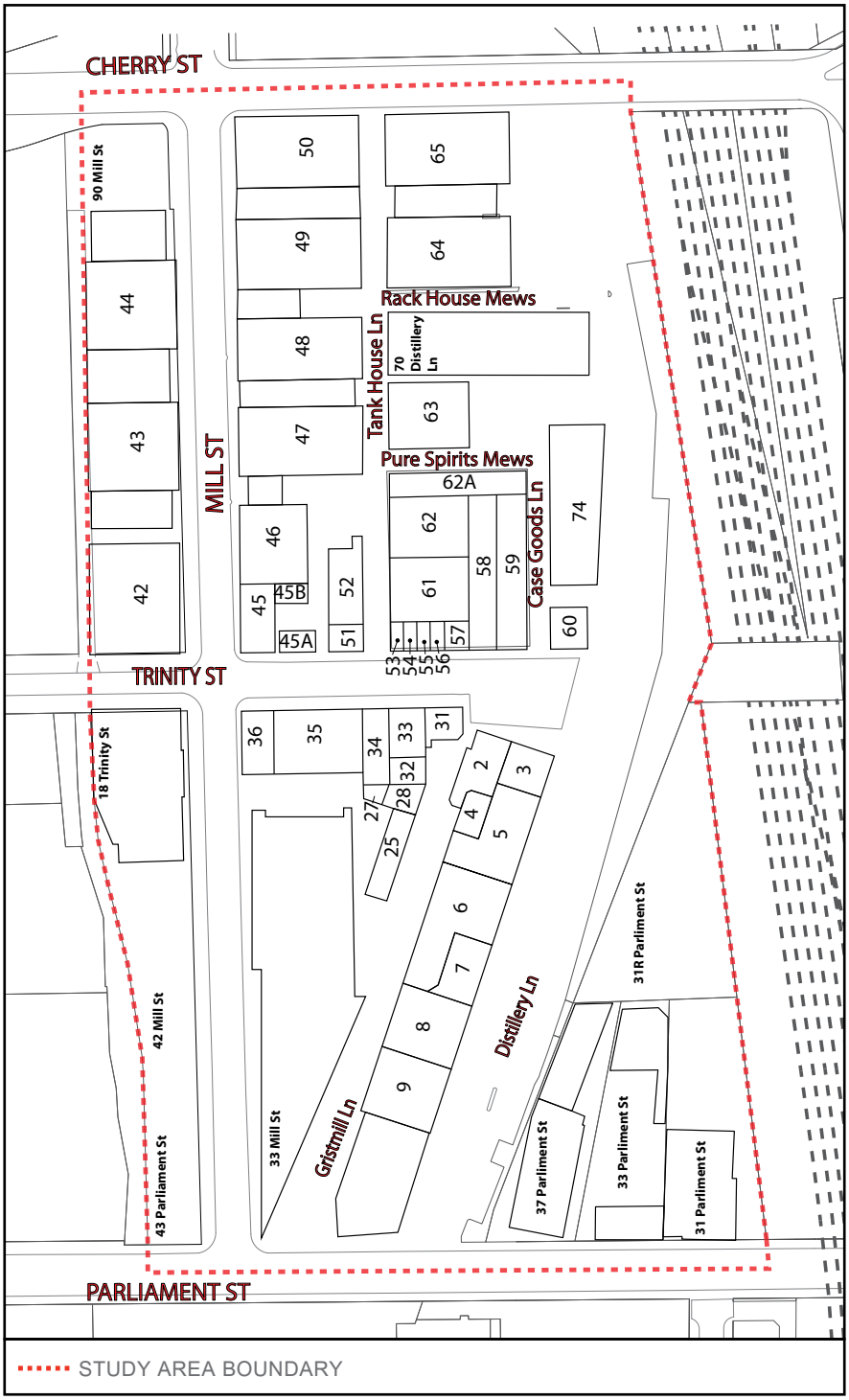
Together, the history and character of the area, forms the basis for evaluation. Based on criteria set out in the HCD TOR, the evaluation provides the rationale for the significance of the area as a place of cultural heritage value. A Statement of Cultural Heritage Value describes these values – historic/associative, design/physical, and contextual – as well as the heritage attributes that embody those values.

MAP 1 TORONTO SHORELINE, AERIAL VIEW, SHOWING THE DISTILLERY DISTRICT HCD STUDY AREA OUTLINED IN RED *(GOOGLE/THA 2016).*

A NOTE ON BUILDING IDENTIFICATION

There are several ways to identify the individual structures within the Study Area. Most of the historic buildings can be identified by both individual building names and building numbers, which correspond to their historic functions, as catalogued in the 1994 Master Plan (See Map 2 & Chart 1 opposite). The Master Plan also identified some buildings as part of groups of connected structures.

This study generally refers to buildings first by their building group and individual building names, as applicable, followed by their building numbers. Where no historic names or numbers exist, buildings are referred to by their civic addresses. The buildings which are unrelated to Gooderham & Worts are identified by their civic addresses.



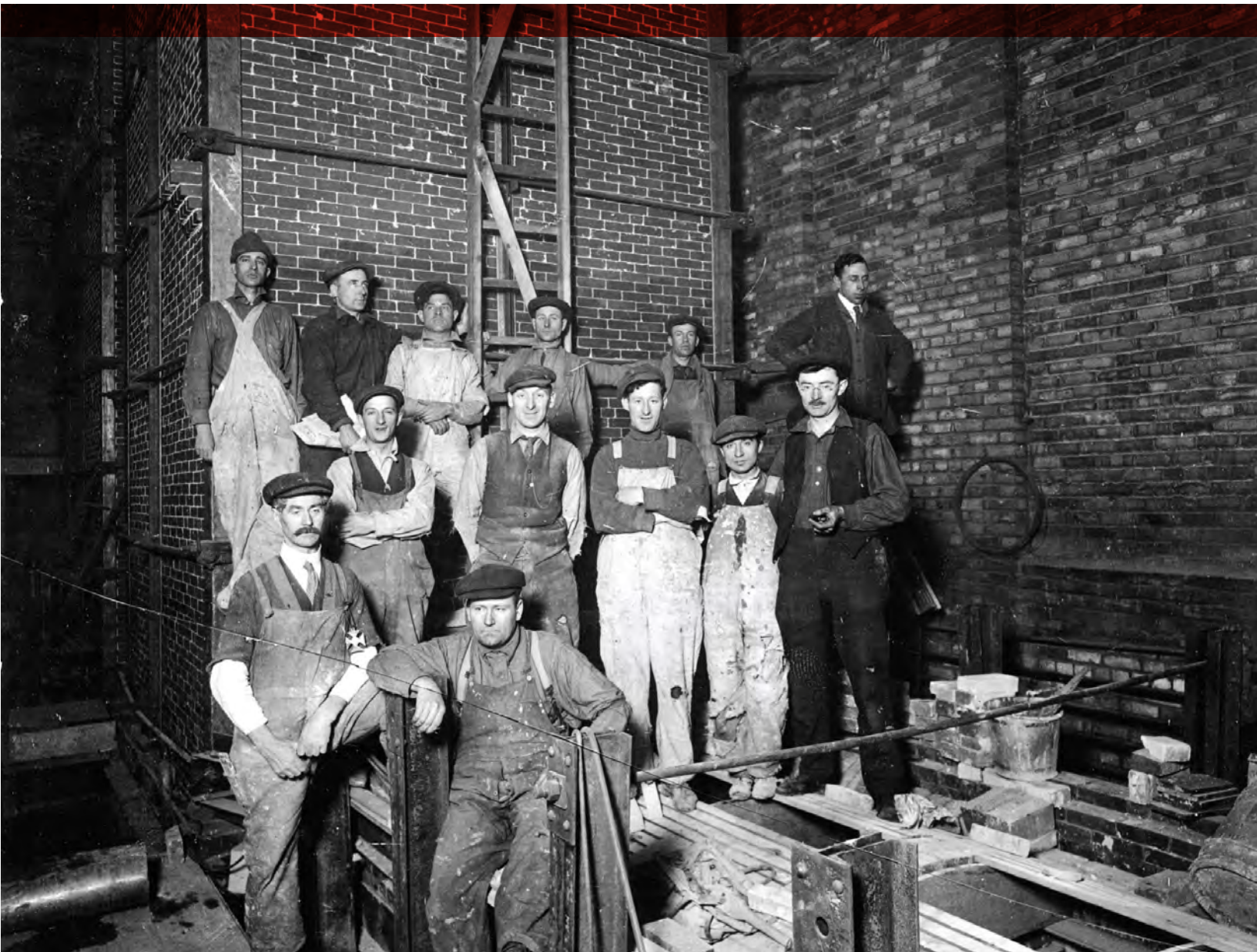
MAP. 2 STUDY AREA WITH BUILDING IDENTIFICATION NUMBERS AND CIVIC ADDRESSES *(CITY OF TORONTO/THA 2016).*

BUILDING IDENTIFICATION TABLE

	GROUP NAME	BUILDING NAME	BLDG No.	CIVIC ADDRESS
GROUP NAMES	Stone Distillery	Boiler House	2	
		Grist Mill	3	
		Drying Annex	4	
		Distillery	5	
	Fermenting Cellar	Fermenting Cellar	6	
		Fermenting Cellar	7	
	Machine Shop	Machine Shop	8	
		Molasses Tank Building	9	
	Boiler House	Workshops	45	
		– –	45 B	
		Boiler House	46	
	Pure Spirits	Still House	53	
		Still House No. 3	54	
		Still House No. 2	55	
		Still House No. 1	56	
		Mash Tun Rwm	57	
		Tank House No. 2	62	
		Long Rwm	62A	
		Tank House No. 1	61	
	The Cannery	Cannery	58	
		Cannery	59	
	The Cooperage	Wash House	25	
		Storehouse	27	
		Cooper Shop	28	
		Offices	31	
		Rectifying Tower	32	
		Carpenter Shop	33	
		Old Coopers Yard	34	
	The Maltings	Malt House	35	
		Malt Kilns	36	
BUILDING NAMES	N/A	Paint Shop	63	
		Denaturing Room	47	
		Tank House 4	48	
		Tank House 9	49	
		Tank House 10	50	
		Pump House	60	
		Cart House	51	
		Stables	52	
		Lunch Room	45A	
		Case Goods Warehouse	74	
		Rack House G	64	
		Rack House J	65	
		Rack House D	42	
		Rack House I	43	
		Rack House H	44	
CIVIC ADDRESSES	N/A	N/A	N/A	18 Trinity Street
				70 Distillery Lane
				33 Mill Street
				42 Mill Street
				90 Mill Street
				31 Parliament Street
				31R Parliament Street
				33 Parliament Street
				37 Parliament Street
				43 Parliament Street

PHOTOGRAPH:
CITY OF TORONTO ARCHIVES, FONDS 1583, ITEM 37

HISTORY & EVOLUTION



1.0 HISTORY & EVOLUTION

The Study Area covers four related parcels totalling 5.3 hectares. It has emerged as one of Toronto's most iconic historic landscapes from a combination of historic preservation, adaptive reuse and new development. Images of the area's historic buildings (about 40 distinct structures), brickwork, streetscapes and industrial fittings are used in advertisements and tourism materials, while restaurants, residential units and entertainment options have helped create lively public spaces in a place that was previously a fenced, privately-owned, industrial complex.

With the exception of the empty lots at 42 Mill Street and 43 Parliament Street, all of the land in the Study Area was under the ownership of the firm known as Gooderham & Worts from 1831 to 1990.[1] The built-up portions of the Study Area used by Gooderham & Worts for its core operations (distilling, bottling, distribution, etc.) sit on the axis of Trinity and Mill streets from Mill Street to the former railway right-of-way. This area represents the property in use by Gooderham & Worts at the time of its closure in 1990. The next largest parcel is on the southwest edge of the Study Area. It includes a set of buildings and properties located at 31-37 Parliament Street constructed on infill that was the site of wharves, the Gooderham & Worts original grain elevator and other storage buildings until the realignment of rail lines in 1927. The land was cleared and remained unused until the 1950s. A third parcel is located on the north side of Mill Street, where a set of buildings used by General Distilleries (a separate company set up by Gooderham & Worts) stands on the northwest corner of Trinity and Mill streets, immediately to the east of a set of empty lots that were formerly used for storage and were part of a railway right-of-way. The fourth parcel is a narrow empty lot on the northwest corner of Cherry and Mill streets, where a Gooderham residence once stood, but had subsequently been used as a repair yard.

The rise of Gooderham & Worts paralleled the growth of Toronto's manufacturing and transportation industries until the early 20th century. Profits from Gooderham & Worts were reinvested by generations of owners into business ventures, including the Bank of Toronto (now TD Bank), trust companies, grain elevators, mills, a telegraph company and railways, including the Grand Trunk Railway and the narrow-gauge Toronto & Nipissing Railway that ran alongside the distilling complex. The company also built its own wharf and owned shipping schooners.

Gooderham & Worts and its neighbours, including six breweries, a gas works, bottling suppliers and a meat packer, originally benefitted from being so close to a growing city that was a source of workers, a market for their products and a transportation hub. By the end of the 19th century, however, their success was proving to be problematic due to planning, environmental and safety issues of concern to residential neighbours. When residential development, offices, retail and warehousing began stretching eastwards towards the Don River, Gooderham & Worts remained as one of the few and then the only large manufacturing enterprise in the area. In a report published in 1951 by the Government of Canada, the Hiram Walker distillery in Walkerville was noted as employing more people than the Gooderham & Worts plant in Toronto, but Gooderham & Worts was among 100 or so industrial plants in Toronto employing more than 200 people, with almost all other industries in the categories of meat processors, chocolate makers, bakeries, dairies, bottling plants or breweries. By the 1960s, many, such as Toronto Knitting and Yarn Mills (2 Berkeley Street; built 1868), had either closed or moved, leaving behind buildings adapted to new uses.

1 The names of the companies were: Worts and Gooderham (1832), William Gooderham, Company (1834), Gooderham and Worts (1845), HiramWalker-Gooderham & Worts Ltd. (1927). For some time from 1845 onwards, the plant was called the Toronto Steam Mills and Distillery (1845). In this report, the various firms are generally referenced as "Gooderham & Worts".

HERITAGE RECOGNITIONS

While in operation, Gooderham & Worts was among Canada's oldest surviving factory complexes[2] and the most intact, continuously used distilling operation in North America.[3] The property's heritage value was formally recognized in 1976 by the City of Toronto when several buildings were designated under the provisions of the Ontario Heritage Act through Bylaw 154-76. The bylaw states:

> *The Gooderham Complex is of outstanding architectural importance as one of the best preserved, if not the best preserved, nineteenth century industrial complex in Canada. Industrial operations have been continuous on this site since the early nineteenth century and the buildings are symbolic of much of Toronto's development. The complex itself, by being a self-contained unit, forms an extremely important streetscape, the character of which is not equally elsewhere in Toronto.*

In 1988, the Gooderham & Worts Distillery National Historic Site of Canada was commemorated, with 30 buildings included within an area bounded by the former Canadian National Railway right-of-way on the south (now Distillery Lane), Cherry Street on the east, Parliament Street on the west and the back of the properties from Trinity Street to Cherry Street on the north. The commemoration notes:

> *The heritage value of the Gooderham & Worts Complex resides in the unique sense of history and place created by: the completeness of the complex in illustrating the entire distillery process, from the processing of raw materials, to the storage of finished products for export; the physical evidence that it provides about the history of Canadian business, the distilling industry and 19th-century manufacturing processes; the architectural cohesiveness of the site characterized by a high degree of conformity in the design, construction and craftsmanship of its constituent buildings; and the physical relationships among the buildings and between the site and the railway to the south.*[4]

Municipal heritage easements were applied to many buildings in the Study Area in the 1990s as part of the proposed redevelopment of the site.

Both forms of recognition, the designation under the Ontario Heritage Act and commemoration on the advice of the Historic Sites and Monuments Board of Canada – address the value of Gooderham & Worts as a former industrial landscape of architectural and historic interest. The Study Area also bears witness to and evidence of Toronto's earlier historic eras and serves as a touchstone for understanding the city's growth as an industrial centre and the decline of manufacturing concerns along the waterfront.

Six themes emerge as being particularly helpful for understanding the historical, design, physical and contextual values of the Study Area:

- The Natural Landscape
- Aboriginal Occupation
- Town of York and Government Park
- Gooderham & Worts: Millers, Distillers and Railway Entrepreneurs
- Industrial Heritage Legacy
- Adaptive Reuse and New Neighbourhoods

1.1 THE NATURAL LANDSCAPE

The eastern portion of Toronto's waterfront has been extensively modified over the past 200 years. Much of the shorefront and mouth of the Don River consists of modern fill which was dredged, dumped and shaped in the early part of the twentieth century, resulting in the southerly extension of waterfront lands, modifications to the flow of the Don River, burial and channelization of its tributaries, and alterations to other pre-existing natural features such as sand spits, marshes and the peninsula which led to the present day Toronto Islands. The Don River and the sand spit at its mouth represent the most significant natural features in the vicinity of the Study Area.

2 Very few manufacturing complexes from the mid 19th century to the early 20th century survive in Canada. Most examples, such as plants to manufacture agricultural implements or furniture, have either been demolished or survive with only one or two extant buildings. A rare example of a near-complete manufacturing complex is the Medalta Potteries National Historic Site of Canada, Medicine Hat, Alberta, with its five interconnected brick and steel industrial buildings and kilns dating from 1912 to the 1930s. In Toronto, the Don Valley Brickworks (500 Bayview Avenue) created in 1889 and with a major expansion in the 1920s contains 16 heritage buildings designated by the City of Toronto that have been adapted to new uses for the Evergreen Brick Works. Examples of buildings that are lone survivors from large plants include the Seagram Distillers warehouse in Waterloo, Ontario (c 1878), the Cockshutt Plow Company office and warehouse (c 1903) located in Brantford, Ontario, and the malthouse of the Don Brewery (1876-7) located at 19R River Street, Toronto, Ontario. Tip Top Tailors in Toronto employed hundreds of people to manufacture and warehouse clothing in a single building (637 Lakeshore Blvd., 1929) in Toronto.

3 Distilling complexes of a similar scale in active use or repurposed can be found in Ireland – the Jameson distillery in Dublin founded in 1780 and the Old Bushmills distillery in Bushmills dating from 1885. Many examples are also found in Scotland, some of which are older than Gooderham & Worts. American distilleries were smaller in scale and suffered from periods of prohibition that led to closures and new vocations. The Jack Daniel's distillery dates from 1885 and the Jim Beam distillery from 1933. The Hiram Walker distillery complex is Windsor, Ontario, includes an office dating from 1892-4. Most of its other buildings date from the 1910s and later.

4 Canada's Historic Places, National Register, accessed online 25 July 2016 at www.historicplaces.ca. The heritage value statement is taken from the Minutes of the Historic Sites and Monuments Board of Canada, 1988.

The Don River rises along the southern margins of the Oak Ridges Moraine approximately 38 kilometres from Lake Ontario. The majority of the watershed traverses the South Slope Till Plain, maintaining a relatively steep gradient of seven metres per kilometre for the first 10 kilometres and tapering to 4.2 m/km for the next 24 kilometres. From the forks, where the west and east branches join, to Lake Ontario, the gradient falls to about 1.25 m/km[5]. The reduced gradient of the lower reach is partly the result of the river's descent across the glacial Lake Iroquois strand. In addition, since the end of the Pleistocene, isostatic uplift has continued to gradually elevate the Lake Ontario outlet, thereby raising lake levels and flooding river mouths around the Ontario basin[6]. Many of these estuarine river mouths, including the Don prior to historic remodelling, are characterized by extensive coastal wetlands.

A legacy of the once-lower water levels that immediately followed the draining of glacial Lake Iroquois, and the resulting lower erosional base levels, is the deeply entrenched valley of the lower Don. This entrenchment is on the order of 30 metres below the surrounding upland in places. The higher base levels that have resulted from the re-filling of the Lake Ontario basin have caused the river to meander, widening the floodplain in the lower reaches to a maximum of around 750 metres. Along its lower reaches the river was formerly joined by a series of minor tributaries, including Castle Frank Brook, Sumac Creek and Crookshank Creek. The latter two were located in close proximity to the Distillery District.

The Toronto lakeshore is believed to have stabilized in its early nineteenth century position circa 3,000 B.C. The sand spit at the mouth of the Don was formed by the deposition of sediments that were eroded from the Scarborough Bluffs to the east and transported westerly by longshore drift[7]. The current model of lake level changes in the Ontario basin[8] suggests that this process likely began sometime after about 7,000 B.P. Prior to that time, and beginning with the draining of glacial Lake Iroquois at about 12,000 B.P., the level of Lake Ontario was considerably lower and the shoreline was far to the south of its present location. Early mapping indicates that prior to 19th and 20th century modifications, the position of the lakeshore varied from approximately 50 to 150 metres to the south of the present alignment of Front Street. The foreshore fronting the Distillery District in the early nineteenth-century comprised marshland that was progressively filled during the subsequent development of the distillery. The extent of the marshes and the progress of work carried out to fill them can be charted on nineteenth-century maps, such as Williams' 1813 Sketch of the Ground in Advance of Fort York and his 1814 Plan of the Town and Harbour of York, Phillpotts' 1818 Plan of York, Chewett's 1830 Plan Shewing the Survey of Part of the Park East of the Town of York, Bonneycastle's 1833 No. 1 Plan of the Town and Harbour of York Upper Canada and his 1834 City of Toronto and Liberties, Cane's 1842 Topographical Plan of the City and Liberties of Toronto, Dennis and Fleming's 1851 Topographical Plan of the City of Toronto in the Province of Canada, Kingsford's 1855 Plan of the Grand Trunk Railway Right-of-Way, the 1858 Boulton Atlas, the 1859 Plan Showing the Line of the Grand Trunk Railway, and the various editions of the later nineteenth-century Goad's Atlas, etc.

It should also be noted that the channel of Taddle Creek formerly flowed through the lands to the immediate west of the Distillery District, between Parliament and Trinity Streets. Early maps depict the creek as one which is highly meandering yet entrenched within a well-defined ravine. By the mid-nineteenth century, its depictions are far more schematic. No indication of the creek appears in the 1858 Boulton Atlas, suggesting that the watercourse was diverted into the City's sewer systems and buried in the 1850s.

The forest cover of the Toronto lakeshore region became established shortly after 7,000 B.P. Under median moisture regimes and eco-climates the climax forest was likely co-dominated by hard maple (Acer saccharum) and beech (Fagus grandifolia), in association with basswood (Tilia americana), red oak (Quercus rubra), white oak (Quercus alba), shagbark hickory (Carya ovata) and bitternut hickory (C. cordiformis)[9]. Red maple (Acer rubrum), white ash (Fraxinus americana), yellow birch (Betula lutea), balsam fir (Abies balsamea), white cedar (Thuja occidentalis), and American elm (Ulmus americana) were likely of intermediate importance in the climax forest. The coastal wetlands that made up the south frontage of the site would have been characterized by shrubs and emergent vegetation.

5 D. Martin-Downs, "Don River Biological Inventory Past, Present and Future Evaluation." Technical Report 16 (Ontario Ministry of the Environment, Toronto), 1988, p. 5.

6 T.W. Anderson and C.F.M. Lewis, "Postglacial Water-Level History of the Lake Ontario Basin." in *Quaternary Evolution of the Great Lakes*, edited by P.F. Karrow and P.E. Calkin, Geological Association of Canada Special Paper 30, 1985, pp. 231-253.

7 E.B. Freeman, *Toronto's Geological Past – An Introduction*, (Ontario Division of Mines, Miscellaneous Publications), 1976.

8 Anderson and Lewis, 1985.

9 G. A. Hills, "Forest-Soil Relationships in the Site Regions of Ontario" in *First North American Forest Soils Conference*, (Agricultural Experiment Station: Michigan State University), 1985, pp. 190-212.

1.2 ABORIGINAL OCCUPATION

Before recorded history, the area was part of a meeting point of land and water routes, with trails running northward from the shoreline, along the Don and Humber rivers, and linking the lower and upper Great Lakes. For ten millennia, temporary encampments and semi-permanent villages of various sizes comprised the extent of human habitation along the Lake Ontario shore. These aboriginal occupants left no written record of their traditions or the generations that went before. Their legacy is their oral history and the archaeological sites and artifacts that were left behind.

The shoreline that existed at the time of the founding of the Town of York in 1793 was comparatively young, having stabilized only a few millennia earlier. Thus, the shifting water levels of Lake Ontario are likely to have destroyed or submerged evidence of occupations along the shoreline in the Toronto waterfront area prior to circa 3,000 years ago. Moreover, the intensity of 19th and 20th century land use in the study area is likely to have destroyed or dispersed the comparatively ephemeral archaeological deposits left by the circa 1,000 B.P.-A.D. 1700 precontact occupations of the area. Some 19th century accounts of archaeological discoveries have led to the identification of the former presence of Aboriginal settlements or cemeteries in parts of the downtown core, but the exact locations of these sites, their date and character remain subjects of conjecture.

By the late 17th century, the Five Nations Iroquois were using the Toronto region for hunting and fishing with their main settlements near the mouths of the Humber and Rouge rivers. For the most part, however, the region was left unoccupied, and by the time of European military occupation and settlement, former corn fields had succeeded to forest.

During the late 17th and early 18th centuries, the region came to be occupied by the Mississaugas, an Algonquian people whose subsistence economy was based on garden farming, as well as hunting, fishing and gathering wild plants. The British crown recognized the Mississaugas as the owners of the north shore of Lake Ontario in the area of Toronto and entered into negotiations to facilitate settlement after the American Revolution.

An annotation on the Joseph Bouchette plan of 1792 referred to an "Indian Hut" indicates a natural meadow that was likely occupied regularly by Mississauga families.[10] (Figure 1) Today, the site would be in the general vicinity of the stone distillery at 5 Distillery Lane where stone blocks mark an abrupt change in the grade along Gristmill Lane between 33 Mill Street and 39 Parliament Street.

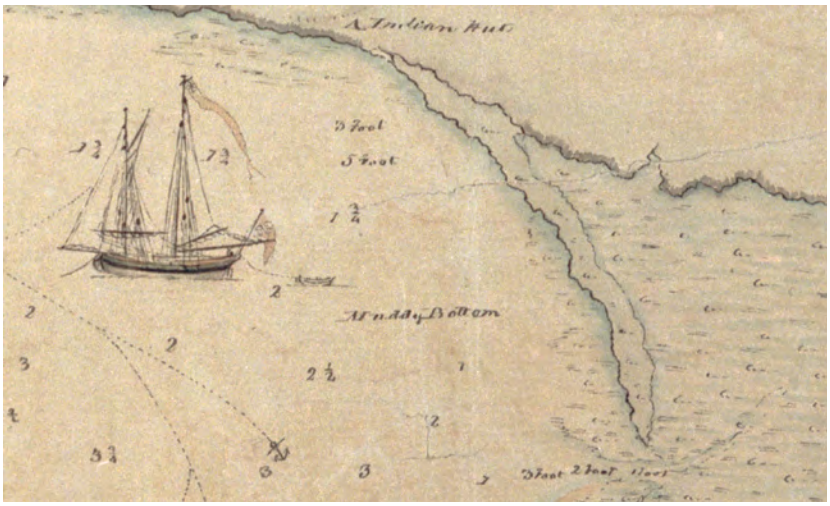


FIG. 1 DETAIL FROM THE 1792 BOUCHETTE PLAN, DESCRIBING "A INDIAN HUT" NORTH OF THE OUTLET OF THE DON RIVER *(CITY OF TORONTO ARCHIVES: FONDS 200, SERIES 726, ITEM 1).*

In the comparatively few instances that Aboriginal remains have been recovered during modern archaeological excavations in the city core, they have been found in secondary contexts. In the general vicinity of the Distillery District, limited indications of Middle and Late Woodland period occupations (circa 400 B.C.-A.D. 800 and A.D. 800-1600 respectively) were found at the 19th century Thornton Blackburn and Smith-Barber sites at the corner of Cherry Street and Eastern Avenue[11]. These discoveries only hint at the scale of Aboriginal occupation and use of the area, which would have been highly attractive to Aboriginal peoples, given the high bio-diversity of the various shoreline and river mouth habitats.

1.3 TOWN OF YORK AND GOVERNMENT PARK

The Study Area is located on the southeast side of the original Town of York, the precursor of Toronto. York was originally laid out by Governor Simcoe in 1793 to the west of the Don River. The choice of York as the permanent capital of Upper Canada in 1796 led to the setting aside of about 150 hectares of land for public buildings, Parliament Buildings

10 S. A. Otto, Gooderham Worts Heritage Plan, Report No. 1 - Aboriginal & Early European Settlement, 1994, p. 2.

11 ARC (Archaeological Resource Centre), The Thornton Blackburn House Site – AjGu-16. Report on file, Culture Programs Unit, Ontario Ministry of Tourism, Culture and Sport, Toronto, 1986.

and the expansion of the town site. Located at the southwest corner of Front and Parliament Streets, just west of the Study Area, the Parliament Buildings consisted of two one-and-one half storey structures that were among the first buildings in the town of York to be made of brick.[12] A public market was started in 1803, the precursor to today's St. Lawrence Market at Front and Jarvis streets.

The Parliament Buildings served their function from 1797-1813, until they were burned by American troops during the War of 1812. A new Parliament was opened in 1820 and destroyed by fire four years later. It was rebuilt to the west of Yonge Street.

The land in the Study Area became available for development in 1830 after the decision was made to move the Parliament Buildings further west. The colonial government ordered that an additional block of land initially reserved as King's Park (also Government Park and The Park) be subdivided as an endowment for a hospital (Figure 2). Two of the earliest purchases, which occurred in 1831, were made by Enoch Turner, who established a brewery on Front Street beside Government Creek, and miller James Worts, who was anticipating the arrival of his brother-in-law and business partner, William Gooderham, in the following year.[13] Worts made his purchase only a few years before York was incorporated as Toronto, with a population was about 10,000, on 6 March 1834.

While residential development in Toronto was centred on Yonge Street and dry land away from waterways, industrial properties preferred access to Lake Ontario or were near watercourses, such as the Don River or the Humber River, which could be harnessed for waterpower. Worts and Gooderham chose a site near the lake. It gave them access to the lake for transportation, but no waterpower. A windmill was used for several years, but steam power was introduced very quickly, in 1833 (Figure 3).

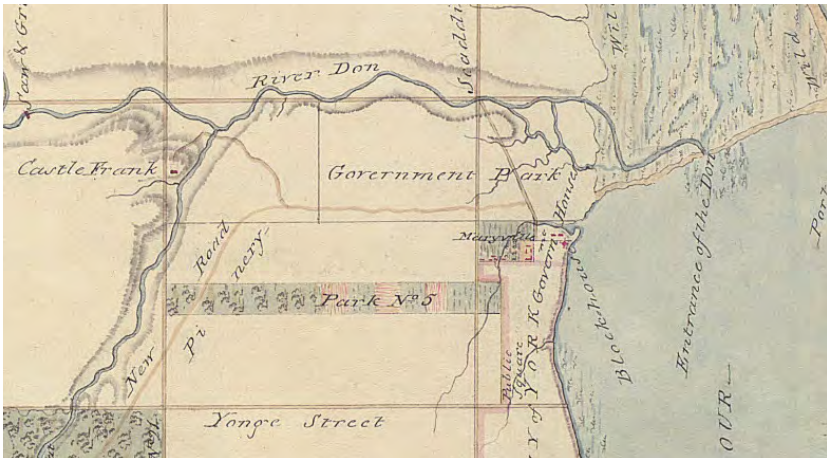


FIG. 2 DETAIL FROM A 1802 WILLIAM CHEWETT PLAN, ILLUSTRATING THE LARGE PARCEL DENOTED 'GOVERNMENT PARK' *(TORONTO PUBLIC LIBRARY: MS1889.1.6).*

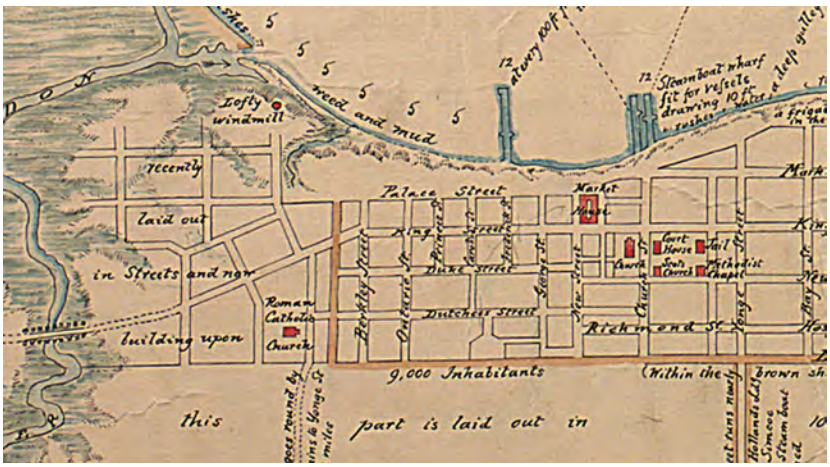


FIG. 3 DETAIL FROM AN 1833 PLAN OF THE TOWN & HARBOUR OF YORK. A LOFTY WINDMILL IS INDICATED IN THE UPPER LEFT *(LIBRARY AND ARCHIVES CANADA: NMC 16818).*

1.4 GOODERHAM & WORTS: MILLERS, DISTILLERS AND RAILWAY ENTREPRENEURS

1831–1879

The firm of Gooderham & Worts began in 1831 when James Worts, a miller from England, arrived in York and established a wind-powered flour mill near the mouth of the Don River on a site that is now Gristmill Lane, just west of Trinity Street. York's population of about 9,000 people was supported by an economy based on trade with growing communities stretching along the St. Lawrence and the Great Lakes between present-day Windsor, Ontario to Montréal, Quebec. Worts was joined in business by William Gooderham in 1832, when the firm of Worts & Gooderham was formed (later renamed following the death of James Worts and succession by his son, James Gooderham Worts).

Worts purchased the lands soon after his arrival in York,

12 "Early Legislative Buildings," Ontario. Legislative Assembly of Ontario, accessed online 9 April 2016 at http://discoveryportal.ontla.on.ca/en/node/21/early-parliament-buildings.

13 Otto, Gooderham & Worts Heritage Plan, Report No. 1 - Aboriginal and European Settlement, 1994, p. 4.

and supervised construction of the firm's brick windmill near the mouth of the Don River. The windmill was a distinctive landmark that appeared in several contemporary illustrations in the 1830s to 1860s and served to establish the southern boundary (known as the Windmill Line) of water lots (Figure 4). Based on historic sources, comparative examples and archaeology[14] in the early 2000s, the brick windmill sat on a limestone foundation that was 10.2 meters at its base. It was located along Gristmill Lane at the corner of the Offices and Carpenter Shop (Bldgs. 31 and 33) where a change in the colour of the pavement indicates the former windmill's location. The firm survived the death of Worts in 1834 and added distilled products to

FIG. 4 1835 LITHOGRAPH SHOWING A VIEW WEST TO TORONTO, WITH THE WINDMILL IN THE FOREGOUND *(TORONTO PUBLIC LIBRARY:979-19-1)*.

the business under the name William Gooderham Company in 1837. It was renamed Gooderham & Worts in 1845 when James Gooderham Worts (the nephew of William Gooderham) joined the company. The success of distillers like Gooderham & Worts depended on their ability to expand beyond local markets. In 1840, only three years after his distillery opened, Gooderham successfully extended trade and milling beyond Toronto, first to Montréal and then farther afield. Wind power was fully replaced by a steam-powered engine[15] and the range of products was expanded by adding rectifying equipment to the still in 1842. This allowed the distillery to produce higher spirits required for medicine and for the manufacture of industrial alcohols. The wash, a nutritional by-product from the grain-distilling process, was offered initially for general sale to consumers. In 1843 a cattle byre for a dairy herd was installed by the company on 1.6 ha of land east of Trinity Street until the herd was moved east of the Don River in 1866 with wash sent to the site by pipeline from the Gooderham & Worts plant; the cattle operation closed in 1917.[16] In the 1850s Kivas Tully wrote about the worsening conditions in Toronto harbour due largely to sewer outlets and the Gooderham & Worts distillery and cattle byre draining directly into the bay.[17]

Output at Gooderham & Worts continued to increase in the 1850s, by which time Canadian whisky was formally recognized as a distinctive product made from a mixture of barley, oats, corn and rye that was subject to alcohol content laws. To meet the demand for Canadian whisky, Gooderham & Worts constructed a new mill and distillery in 1859, together with a long railway siding laid next to the Grand Trunk Railway (GTR), which had opened its line between Montréal and Toronto in 1856. The windmill's sails had been removed, the mill was completely surrounded by other buildings, shoreline pier cribs had been stabilized and a large wharf was constructed.

By the 1850s, the Gooderham & Worts complex covered 3.6 hectares with a mill, distillery, barns, residences, warehouses, offices, stables and workshops (Figure 5). With the exception of the Case Goods Warehouse (Bldg. 74), almost all buildings in the Study Area today represent four decades of construction that began in the 1850s with the construction of the new distillery and ended with the construction of the tank houses in the early 1890s. The Cooperage (Bldgs. 25-28 & 31-34, 1863-4) replaced the remains of the old stone windmill and the tank houses and warehouses took over lots that had been used as pasture or for residences.

By the 1860s, Gooderham & Worts was already Canada's largest distilling company. As a capital-intensive operation whose processes required considerable heat and also internal distribution of grains and liquids, the distillery consumed enormous quantities of wood and coal, which led to the construction of wharves, warehouses and an elevator on the lakeshore.[18] The rise of Gooderham & Worts paralleled that of Toronto's growth as Upper Canada's largest industrial centre. The construction of railways stimulated Toronto's economy and made it the centre of the Upper Canada grain trade. In the 1870s the urban economy was transformed again, this time by industrial enterprises driven by steam-powered machinery. Between 1871 and 1891 the number of manufacturers grew from 530 to 2,401, and the work force increased from 9,400 to 26,242. The area around Gooderham & Worts became the site of many large enterprises, including six breweries, a gas works, bottling suppliers and a meat packer. Consumer's Gas, just north of

14 Archaeological Services Inc., *Stage 1-2 Archaeological Assessment of the Gooderham & Worts Windmill Foundation, Gooderham & Worts Precinct, Toronto, Ontario*, 2003.

15 Historica Research Limited and David Nasby and Associates, Gooderham & Worts Heritage Plan - Report No. 6 Industrial Heritage Assessment, 1994, p. 49.

16 Otto, Gooderham & Worts Heritage Plan, Report No. 4 – Inventory of Archival Sources, 1994, "Introduction."

17 P.S. Jackson, "From Liability to Profitability: How Disease, Fear, and Medical Science Cleaned Up the Marshes of Ashbridge's Bay," in *Reshaping Toronto's Waterfront* (Toronto: University of Toronto Press), 2011, p. 88.

18 G. G. Scott Prudham, "Networks of Power: Toronto's Waterfront Energy Systems from 1840 to 1970," in *Reshaping Toronto's Waterfront* (Toronto: University of Toronto Press), 2011, p. 187.

FIG. 5 DETAIL OF SEVERAL PLATES FROM THE 1858 BOULTON ATLAS OF THE CITY OF TORONTO, SHOWING THE GOODERHAM & WORTS FACILITIES, INCLUDING CATTLE SHEDS AND WHARF (*SOURCE: 1858 BOULTON ATLAS OF TORONTO, ACCESSED AT: HTTP://PEOPLEMAPS.ESRI.COM/TORONTO-MAPS/*).

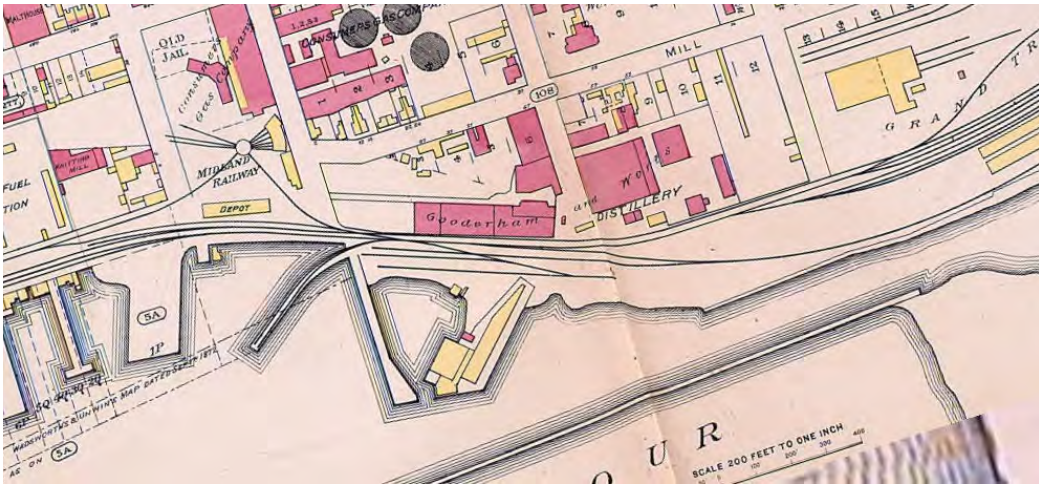


FIG. 6 DETAIL OF SEVERAL PLATES FROM AN 1884 FIRE INSURANCE PLAN. CATTLE SHEDS HAVE BEEN REPLACED BY INDUSTRIAL BRICK STRUCTURES *(1884 GOAD'S ATLAS OF THE CITY OF TORONTO, ACCESSED AT: HTTP://PEOPLEMAPS.ESRI.COM/TORONTO-MAPS/)*.

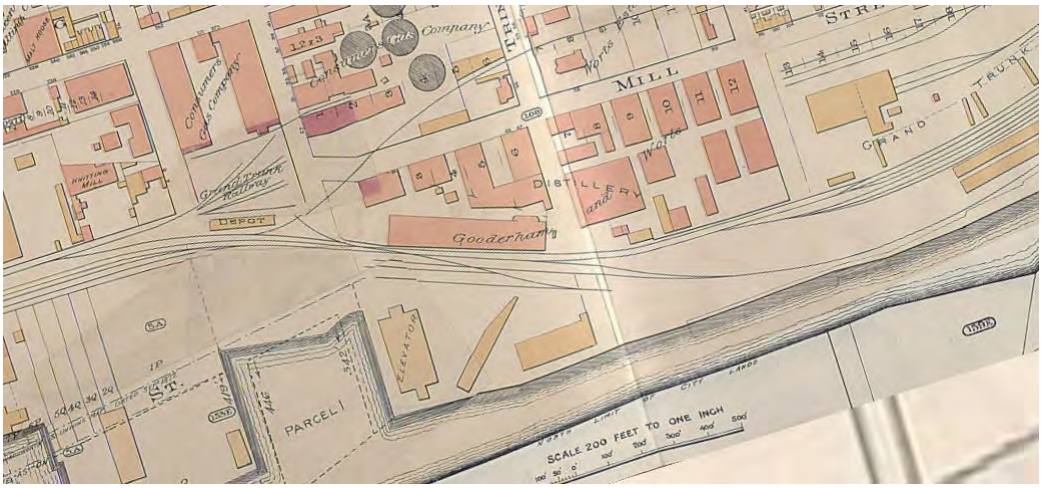


FIG. 7 DETAIL OF SEVERAL PLATES FROM AN 1899 FIRE INSURANCE PLAN. A PROLIFERATION OF STORAGE STRUCTURES IS APPARENT SINCE 1884 *(1899 GOAD'S ATLAS OF THE CITY OF TORONTO, HTTP://PEOPLEMAPS.ESRI.COM/TORONTO-MAPS/)*.

Gooderham & Worts – built a new gasification plant in 1848.[19]

Workers, primarily Irish immigrants, comprised the labour force for the area's industries. They lived in small-scale, wood frame houses located to the northeast of the industrial area. The neighbourhood became known as Corktown and developed its own social amenities including Little Trinity Church (built 1843-5; extant) on the southwest corner of King and Trinity streets. Financial support for the church was provided by the Gooderham and Worts families. Enoch Turner, another local brewer provided funds for the construction of a schoolhouse on Trinity Street (built 1848; extant) south of King Street East. It was Toronto's first free school. It was followed by the Palace Street School on the southeast corner of Cherry and Mill (built 1859; extant) which was constructed by the Toronto Board of Education.

1880–1916

Industrial growth created investment outlets for the profits of Gooderham & Worts, and a larger local market for the distillery's products. Profits were reinvested by Gooderham, his sons and nephews in the company and in business ventures such as the Bank of Toronto, trust companies, grain elevators, mills, a telegraph company and railways.

The Gooderham & Worts properties included residences at the corner of Cherry and Trinity streets on Mill Street. The last house was vacated in 1881 when the Charles Gooderham family moved away from their spacious home on Mill Street, and into 592 Sherbourne Street, the Gooderham House designed by David Roberts Jr. in 1883.[20]

Capital investment in the business almost doubled in the late 1880s and early 1900s after the Canadian government passed a law requiring Canadian whisky to be aged at least two years before being sold. Gooderham & Worts was obliged to build enough warehousing to store at least two times the capacity of its annual production of 1,000,000 gallons. Aging of whisky became an intrinsic part of production, which led to the physical expansion of the plant through the construction of warehouses that reached a maximum capacity of 2,000,000 gallons in 1902 (Figures 6 & 7).

The company wanted to continue expanding its product line on an economical basis by extending the working period past June (it had only operated from October to June). In 1902, a new company named The General Distilling Co. (General Distilleries) was set up as a joint venture between Gooderham and competitors to produce industrial spirits from molasses.[21] A four-storey brick distillery was constructed on the northwest corner of Trinity and Mill streets (18 Trinity Street) in 1902-3. The extant complex includes additions dating from c 1903 and c 1906[22] (Figure 8). The current condition of the building masks the elegance of its original appearance due to the removal of the tall multi-paned windows and steel panels that gave the building an appearance that was very similar to the Pure Spirits façades[23] (Bldgs. 53-57). Beginning in 1912, the bay was gradually filled up with material from building excavations, following a pattern that was more pronounced immediately east and west of the foot of Yonge Street. In concert with the straightening and channelling of the Don River, the interface between water and land became narrower and more abrupt, creating a platform for industrial activities.

FIG. 8 FACILITIES OF THE GENERAL DISTILLING CO. AS SEEN IN 1918 *(CITY OF TORONTO ARCHIVES: FONDS 1583, ITEM 131).*

During the First World War, the earlier decision to create General Distilleries proved to be fortuitous for Gooderham & Worts. In 1916, a new company, British Acetones Toronto Limited, was set up by Gooderham & Worts to produce acetone and cordite ketone for the Imperial Munitions Board (Figure 9). This new industrial process, based on the Weizman process, was co-developed by scientists at the University of Toronto and very successfully exploited by British Acetones. By the end of the war, the Gooderham & Worts plant had reached its peak size, in terms of

19 Prudham, "Networks of Power," p. 187.

20 The largest of the historic Gooderham houses is the house (now the York Club) at 135 St. George Street built in 1889 to the designs of David Roberts Jr. for George Gooderham Sr.

21 Otto, Gooderham Worts Heritage Plan, Report No. 4 – Inventory of Archival Sources, 1994, "Introduction".

22 Otto, Gooderham Worts Heritage Plan, Report No. 4 – Inventory of Archival Sources, 1994, p. 43.

23 A photograph from c 1916 appears shows efflorescence occurring along one of the piers that appears to have remained an issue to the present day.

number of buildings; British Acetones was dissolved in 1918 and General Distilling was wound down and integrated into Gooderham & Worts in 1919.[24]

FIG. 9 PRODUCTS FROM BRITISH ACETONES TORONTO LTD *(CITY OF TORONTO ARCHIVES: FONDS 1583, ITEM 9).*

1917-1986

When prohibition in Canada ended after the war, Gooderham & Worts reverted to producing both potable and industrial spirits but production levels never reached the status of the pre-war period (Figure 10). Soon after the war, several small buildings constructed for British Acetones were demolished on the south side of Mill Street[25] but a set of buildings were retained and became part of a new venture – Liquid Carbonic – until 1968.

FIG. 10 A VIEW OVER THE WESTERN PORTION OF THE GOODERHAM & WORTS FACILITIES IN 1918 *(CITY OF TORONTO ARCHIVES: FONDS 1583, ITEM 167).*

In 1923, Gooderham & Worts was purchased by industrialist and distiller Harry Hatch, who already managed the Corby Distillery and went on to purchase Hiram Walker & Sons. His holdings through Old Windmill Limited and his wealth increased enormously after prohibition was introduced in the United States in 1933.

The area around the Gooderham & Worts Distillery changed dramatically during the 1920s as railway companies bought entire blocks and tore down the workers housing, replacing it with rail yards and freight sheds. Until this time, the lakeside holdings of Gooderham & Worts were accessed by level crossings until the grade separation for the USRC required a subway on Parliament Street to access the wharf area (known in the 1950s and onwards as the Queen Elizabeth Docks) and the triangular yard that is now 31-35 Parliament Street. An aerial photograph from 1953[26] shows the yard in use for a rail siding and possibly for storage, while an aerial from 1956 shows a set of buildings with the current footprints of the structures at 31 Parliament Street and the large garage standing at the back of the lot at 33 Parliament Street. A year later, a set of buildings with footprints very similar to those currently found on the site appear in an aerial photograph (Figure 11).[27]

FIG. 11 AERIAL PHOTOGRAPH FROM 1957 SHOWING THREE NEW STRUCTURES DEVELOPED WITHIN THE TRIANGLE LANDS *(CITY OF TORONTO ARCHIVES).*

1.5 INDUSTRIAL HERITAGE LEGACY

Production continued at Gooderham & Worts in the 1950s and 60s, even as the city closed in around the plant. Previous capital investments in production, storage and a bonded warehouse reduced the

24 Otto, Gooderham Worts Heritage Plan, Report No. 4 – Inventory of Archival Sources, 1994, "Introduction".

25 du Toit Allsopp Hillier, Gooderham & Worts Heritage Plan, Report No. 7 - Landscape History, Inventory and Guidelines, 1994, p. 11.

26 City of Toronto, "Series 12, Aerial Photographs of the Metropolitan Toronto Area, 1953", accessed online 25 July 2016 at: http://jpeg2000.eloquent-systems.com/toronto.html?image=ser12/s0012_fl1953_it0188.jp2.

27 City of Toronto, "Series 12, Aerial Photographs of the Metropolitan Toronto Area, 1957", accessed online 25 July 2016 at: http://jpeg2000.eloquent-systems.com/toronto.html?image=ser12/s0012_fl1957_it0151.jp2.

FIG. 12 VIEW OF THE GOODERHAM & WORTS PLANT IN 1993, SEVERAL YEARS AFTER ITS CLOSURE. THE MOLASSES TANKS AND EMPTY LOT NORTH WOULD BE REDEVELOPED IN THE 1990S *(CITY OF TORONTO ARCHIVES: SERIES 1465, FILE 399, ITEM 40).*

rationale for closing the plant, even though its workforce steadily decreased in numbers and most whisky production ceased in 1950s in favour of the Hiram Walker plant in Kitchener-Waterloo. The firm, then known as Hiram Walker-Gooderham & Worts, was sold to Allied Vintners in 1989. Rum and industrial spirits made from molasses were produced until the closure of the Gooderham & Worts plant in 1990 (Figure 12).

When industrial activities ceased in 1990, the Study Area contained over 30 brick and stone buildings that were formerly part of Gooderham & Worts, as well as a set of small commercial structures located on the east side of Parliament Street south of the former railway line (Figure 13). While many buildings were no longer in use, the traditional character of the distilling business and the historical awareness of staff and management provided a rationale for maintaining the buildings. In the 1980s, the City of Toronto became aware of plans to demolish some buildings and worked with the owners to save the structures through a tax agreement related to a series of designations under the Ontario Heritage Act (1976) that covered 16 individual and groups of buildings. As a result, Toronto benefited from an industrial heritage legacy that was unprecedented in Canada.

The architectural cohesion of the former distillery structures is due to the overwhelming use of brick with repeated ornamental detailing and forms. The capacity of the Study Area to communicate its industrial past goes beyond architectural details to

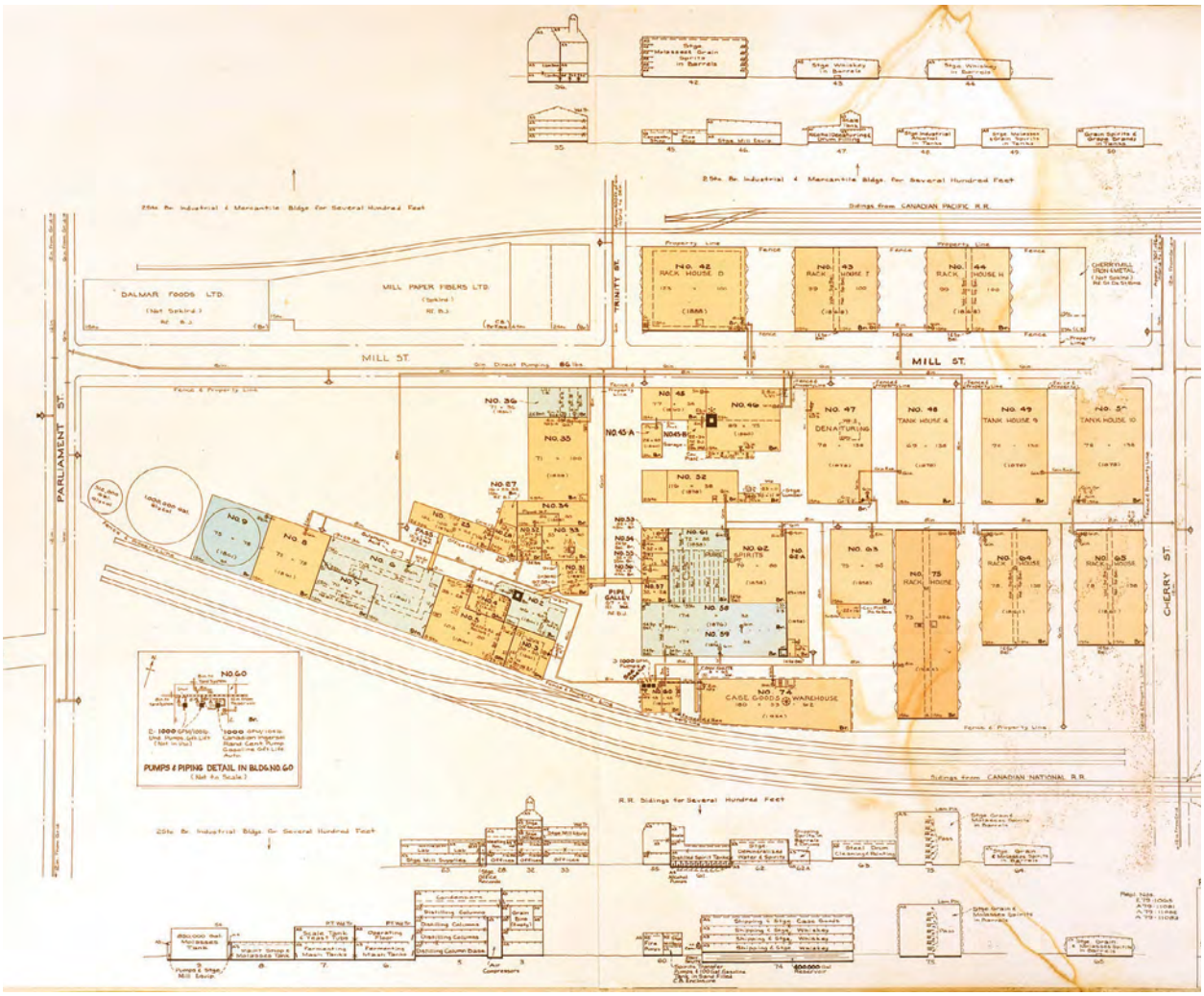


FIG. 13 1980 SITE PLAN SHOWING BUILDING FOOTPRINTS, CONSTRUCTION MATERIALS AND INDUSTRIAL CONNECTIONS BETWEEN BUILDINGS. DIAGRAMS IN ELEVATION SHOW THE RELATIVE MASSING OF STRUCTURES AT THE TIME *(DISTILLERYHERITAGE.COM; ACCESSED AT: HTTP://DISTILLERYHERITAGE.COM/MAPS_PAGE2.L).*

the placement of the buildings on a grid plan, their physical proximity to one another, and the survival of hundreds of fixtures and fittings needed to power and service buildings and machinery and to move goods and people around the Gooderham & Worts plant.

This cohesion was also reflected in the close knit group of employees – many of whom worked at the complex for decades. Jim White, former millwright described the work environment:

> *You had to know what was going on everywhere. The whole plant was set up on a family basis. You knew everybody by their first name. There is a little funny story there. I grew up with this guy, Glen Haliday, and his dad was Bill Haliday and he worked in the boiler room. So, when I first started here, he was still working here but everybody else around the plant I would still call by their first names except for him it was Mr. Haliday. I didn't go, 'Hey, how's it going?'. I would say, 'Mr. Haliday'. I would still give him that respect. Everybody was a tight knit family. Everybody knew everybody's wife or children; it was pretty close.*[28]

The historic importance of the Study Area was further reinforced by archaeology, including the identification of the location of the Gooderham & Worts windmill in 2003.

1.6 ADAPTIVE RE-USE AND NEW NEIGHBOURHOODS

Allied Lyons retained ownership of the Gooderham & Worts plant from the time industrial operations ceased in 1990 until 2001 when the land was purchased by Cityscape Holdings Inc. Allied Lyons retained consultants to explore uses for the land that would also address political and public interest in its heritage values. A Heritage Plan framework with design guidelines, a heritage plan, the King Parliament Secondary Plan, heritage easements, Section 37 agreements and signage and interpretation plans were set out by 1995 that envisaged the retention of many buildings, the demolition of others, and the construction of office and residential projects.[29] Three residential developments were completed under the ownership of Allied Lyons: 70 and 80 Mill Street (Rack House H and I, Bldgs. 43 & 44), and 39 Parliament Street. There was almost no activity in the rest of the Study Area (Figure 14).

Under Cityscape ownership, various changes were made to existing agreements and development approvals to address both the changes within the broader area, as well as heritage conservation and community design objectives. Examples include agreements to support arts and culture programs, retain and rehabilitate the Case Goods Warehouse, shift development away from offices towards more residential units, and create pedestrian spaces.[30]

FIG. 14 RENOVATIONS UNDERWAY AT THE MACHINE SHOP (BLDGS. NO. 8, 9) c.1990 *(CITY OF TORONTO ARCHIVES: SERIES 1465, FILE 3, ITEM 14).*

Many old buildings within the Study Area have found new uses[31] including:

- The Case Goods Warehouse (Bldg. 74), which is used by Artscape
- The rehabilitation of the Paint Shop (Bldg. 63) as the Mill Street brewpub
- Tank Houses 4 and 10 (Bldgs. 48 and 50) rehabilitated and integrated into the Young Centre theatre complex
- Retention and rehabilitation of all buildings along Trinity Street south of Mill Street for commercial purposes

BUILDINGS

The oldest extant buildings (Stone Distillery and Fermenting Cellar; and Malthouse and Cooperage) are found on the west side of Trinity Street on the site of the old windmill and its outbuildings. The Stone Distillery (Bldgs. 2-5; 1859-60; rebuilt 1869) is the most visually distinct structure in the complex due to its limestone construction. It is also a rare surviving example of a mid 19th century industrial building designed to accommodate automated and continuous processing, as well as a particularly large example of a 19th century mill. It was designed to withstand both the vibration of the equipment working inside and the weight of the machinery, while also providing enough light and ventilation for

28 Historica Research Limited, "Interview with Jim White," in Gooderham & Worts Heritage Plan Report No. 3 - Oral History Oral Programme, 1994.

29 A full discussion of the components of the Heritage Framework is found in E.R.A. Architects Inc., Distillery District Review Study, 2014, p 2.

30 E.R.A. Architects Inc., Distillery District Review Study, p. 40.

31 E.R.A. Architects Inc., Distillery District Review Study, p. 39.

FIG. 15 A VIEW OF THE STONE DISTILLERY AND FERMENTING CELLAR, c.1918 *(CITY OF TORONTO ARCHIVES: FONDS 1583, FILE 60S).*

workers. Like many of its counterparts in the 18th and 19th centuries, it is built of stone and framed with timber. The limestone walls are more than a metre thick and tied with metal braces. The roof was covered in slate and the windows were set in stone surrounds. Interior floors are supported by double wooden beams, which are themselves supported by rows of wood and cast iron columns.

The Stone Distillery (Bldgs. 2-5) was designed in 1859 by David Roberts, Sr. It was completed in 1861 but was rebuilt in 1869-70 following a fire that destroyed the interior of the building together with adjoining storehouses (Figure 15). According to contemporary accounts and historic illustrations, the rebuilding followed the original design. The current set of buildings and façades housed the Boiler House, Grist Mill and Distillery, a Drying Annex, and Fermenting Cellar. The distillery, mill and fermenting annex are constructed of Kingston limestone, while the Boiler House facing south is constructed of brick. Roberts used a variety of classical details such as semicircular windows, broken-arched windows, voussoirs, string courses, and quoins in the design of the building. He added Palladian elements such as a set of triple windows, a projecting bay, a round window, rounded corners and a series of round-headed doorways to the façade (the south elevation facing the railway.)

The Stone Distillery (Bldgs. 2-5) is oriented almost parallel to the former lakeshore along the former railway siding that bisected the property west to east. The foundations of the original platform weigh scales building (now demolished) are located beneath the surface of the pavement between the Grist Mill (Bldg. 3) and Trinity Street.[32]

The Malthouse and Cooperage are part of a block of buildings designed in 1863 by the architectural firm of Gundry and Langley in association with David Roberts, Sr. With their elaborate brickwork and stone trim, they were more ornate than the limestone Distillery, likely a reflection of the increased prosperity of the company and its high public profile. The window bays of the Maltings and Cooperage are regularly spaced and inset in slightly recessed bays separated by brick piers and capped by corbelled brickwork. The interruption of the roof line along the street caused by the varying heights of the buildings is counteracted by a horizontal line created by the use of rough limestone foundations which extend up to the bottom sills of the ground-floor windows. Other shared architectural embellishments in this group of buildings include cupolas, broken-arched openings, and limestone sills. Some of these details were integrated into functional elements. The brick piers and corbelling, for instance, served to strengthen the tops of the walls, while cupolas were used for ventilating the kilns and lighting and venting the malting barn. All of these details were typical of substantial factory buildings of the period. The Gooderham & Worts buildings are conspicuous, however, because they survive as a group, remain in good condition, and are largely unaltered.

On the east side of Trinity Street, the handsome façade of the Pure Spirits and Cannery (Bldgs. 53-59), with cast iron railing and large windows, is more substantial and architecturally embellished than its

32 Higgins, p. 19.

neighbours (the Pump House, Bldg. 60; and the Workshops, Lunch Room and Cart House, Bldgs. 45, 45A & 51), but it is clearly part of a group of related structures.

The surviving rows of warehouses and warehouse façades (18 Trinity Street; Rack Houses D, I & H, Bldgs. 42, 43 & 44; the Paint Shop, Bldg. 63; the Denaturing Room and Tank Houses 4, 9 & 10, Bldgs. 47-50; and Rack Houses G and J, Bldgs. 64 & 65) stretching along Mill Street and within the interior of the Study Area are an imposing reminder of the large scale of the Gooderham & Worts operation in the late 19th century. Two types of storage buildings were erected: tank houses and rack warehouses. The former were used to store pure spirits and industrial alcohol in tin and copper tanks while the latter were used to store whisky in barrels on racks. All warehouses were designed to stop fires from spreading from building to building and to be as secure as possible from theft or tampering. With the notable exception of the large barrel warehouse (Rack House D, Bldg. 42) erected in 1890 at the corner of Trinity and Mill streets, the warehouses have limited ornamentation, solid brick walls and openings limited to central doors. In spite of their judicious designs, their connections to the complex are evident in their brickwork, stone foundations, spatial relationships and brick corbelling.

Numerous other buildings that served specific functions for the distilling operation are still standing in the Study Area; each one can tell a story that relates its design to its function. The handsome and ornate Pump House (Bldg. 60) is an embellished brick structure, whose design follows a Victorian-era pattern of enclosing expensive equipment, in this case steam-powered pumps, within buildings that expressed the value of the equipment. The Stables (Bldg. 52) were converted into offices by the mid 20th century when horses were no longer being used. The structures built for General Distilleries between 1902 and 1909 at 18 Trinity Street include a still house and warehouses. The main five-storey section was designed by David Roberts Jr. in 1902-3.

ENVIRONMENT AND EXTERIOR SPACES

Trinity Street was allotted in 1830 to provide direct access through Gooderham & Worts to the waterfront. It was paved with brick by Gooderham & Worts in the 1870s as the central axis of the complex. A photograph taken in 1918 shows concrete sidewalks in place on both sides of Trinity Street south of Mill Street, with planting strips between the building entrances on the west side.[33] Trinity Street

FIG. 16 LOOKING SOUTH DOWN TRINITY STREET INTO THE GOODERHAM & WORTS FACILITIES IN 1918 *(CITY OF TORONTO ARCHIVES: FONDS 1583, ITEM 61).*

FIG. 17 A 1918 VIEW EAST DOWN WHAT IS TODAY TANK HOUSE LANE *(CITY OF TORONTO ARCHIVES: FONDS 1583, ITEM 104).*

FIG. 18 A 1918 VIEW OVER THE SOUTH END OF THE GOODERHAM & WORTS FACILITIES, SHOWING ELEMENTS THAT WERE DEMOLISHED WITH CONSTRUCTION OF THE USRC *(CITY OF TORONTO ARCHIVES: FONDS 1583, ITEM 64).*

was designated as a public right-of-way until 1978.

Gristmill Lane, which stretches at an oblique angle from Parliament Street to Trinity Street to the north of the Stone Distillery, runs almost parallel to the edge of the former shoreline of Lake Ontario. The lane may have been paved with brick, however it was subsequently re-paved with brick pavers imported from Cleveland, Ohio following the closure of the complex. A portion of the stone foundation of the former windmill is located below grade here.

33 du Toit Allsopp Hillier, Gooderham & Worts Heritage Plan, Report No. 7 - Landscape History, Inventory and Guidelines, 1994, p. 19.

FIG. 19 THE WOOD TRESTLE THAT PRECEDED THE CONSTRUCTION OF THE USRC *(CITY OF TORONTO ARCHIVES: FONDS 372, SERIES 79, ITEM 209).*

The alleys that are part of the grid network of warehouses and tank houses south of Mill Street (Tank House Lane and the alleys running north-south) were laid out in the period between 1884 and 1889 when the buildings were erected (Figure 17). They were covered in gravel, except for a concrete walk on the north side of Tank House Lane.[34] There's a possibility that in an earlier iteration they were paved with clinker bricks leftover from the boilers.

The group of buildings on the east side of Trinity Street between Tank House Lane and Mill Street include the former Carpenter Shop, Boiler House, Cart House and Stables. The courtyard in the back of the buildings was used for a drive shed and cart storage, and may have been paved with brick before asphalt was installed.[35]

Distillery Lane, which cuts through the Study Area diagonally from Parliament Street to Cherry Street, is a former railway line with sidings serving Gooderham & Worts with loading facilities on the south side of the stone distillery and the Case Goods Warehouse. Distillery Lane sits on reclaimed land that was originally used by Gooderham & Worts for a wharf. It became the route of the Grand Trunk Railway in 1856 and the Toronto & Nipissing Railway (T&NR) incorporated in 1868 with William Gooderham, James Gooderham Worts and George Gooderham among the principal investors. Together with its sister railway, the Toronto, Grey & Bruce Railway (TG&BR), the two railways were developed to transport grain from newly settled parts of Ontario to the Gooderham & Worts Distillery in Toronto and to supply Toronto with firewood. Trains started operating from Toronto to Uxbridge on 12 July 1871.

The railway alignment used by the GTR and the T&NR was located only a couple of metres to the south of the Stone Distillery, Fermenting Cellar and Machine Shop (Bldgs. 2-9) on a crib wall.[36] A photograph from 1918 shows fencing at the end of Trinity Street and a wooden boardwalk across the tracks. The construction of the Union Station Railway Corridor (USRC) between 1906 and 1931 moved rail lines, including the Canadian Pacific Railway (CPR) tracks that ran to the north of the Gooderham & Worts plant and the GTR line cutting through the plant, to the raised USRC, which is still in operation. The USRC's construction also required the demolition of the lakeside structures owned by Gooderham & Worts, namely, a grain elevator, grain stable and coal shed (Figures 18 & 19). The underpasses on Parliament and Cherry streets were constructed as part of the USRC project in 1927-8.

The lakeside holdings of Gooderham & Worts were extensive prior to the construction of the USRC. A large grain elevator was built in the 1880s on property that is now addressed as 31-37 Parliament Street. With the opening of the St. Lawrence Seaway in the post war period, the Gooderham & Worts wharves were replaced by larger docking facilities for Canada Malting and the Victory Soy Mills. Gooderham & Worts maintained space on the Parliament Street slip for molasses shipments via a pipe from the wharf to the plant.[37]

FIXTURES AND FITTINGS

The survival of many industrial fixtures and fittings has contributed to the sense of place in the Study Area and helps distinguish components associated with Gooderham & Worts from buildings and parcels on Parliament Street that were used for other purposes. Most of the early buildings, including the stone mill and the brick warehouses feature substantial tie plates. All through the core of the Study Area, pipes, enclosed conveyor belts, walkways, pulleys, brackets, hooks, and other metal hardware are found on and between buildings.

34 du Toit Allsopp Hillier, Gooderham & Worts Heritage Plan, Report No. 7, p. 20.
35 du Toit Allsopp Hillier, Gooderham & Worts Heritage Plan, Report No. 7, p. 20.
36 du Toit Allsopp Hillier, Gooderham & Worts Heritage Plan, Report No. 7, p. 4.
37 du Toit Allsopp Hillier, Gooderham & Worts Heritage Plan, Report No. 7, p. 4.

ARCHITECTS

Four architectural offices are associated with the Gooderham & Worts buildings: Gundry and Langley, David Roberts (Sr.), David Roberts (Jr.) and Victor Lionel Gladman. David Roberts Jr. followed his father in designing most of the brick buildings in the Study Area.

The architectural firm of Gundry and Langley was also hired by Gooderham & Worts. Formed by the partnership of Thomas Gundry (1830-69) and Henry Langley (1836-1907), the firm appears to have worked on the design of at least five building on the property, likely in association with David Roberts (Sr.). These structures were the Malthouse, Cooper Shop, Storehouse, Rectifying Tower and Offices designed in 1863. Their association with Gooderham & Worts began in 1859 when Gundry inspected or approved the plans for the Mill and Distillery. Gundry and Langley was one of Toronto's leading architectural firms of the period, designing churches, hotels, residences, commercial buildings and Government House.

David Roberts (Sr.) (1810-1881) was a civil engineer and architect who arrived in Toronto from Ireland after a two-year stay in the United States. He was known as an expert millwright, metal-founder, and designer of stationary steam engines, as well as an architect. He began his association with Gooderham & Worts in 1845 when the company built an addition to the old windmill distillery. He drew the plans for the 1859-61 Stone Distillery (Bldgs. 2-5) and arranged the installation of the engines and machinery. The plans for the brick Malt House are also signed by David Roberts but documents held by Gooderham & Worts indicate that Gundry and Langley were also involved with the project. Roberts appears to have worked on the design of mills and locks across Ontario. He designed a building very similar to the Gooderham & Worts malthouse for the Carling distillery in London, Ontario in 1875.[38]

David Roberts (Jr.) (1845-1907) studied at commercial colleges and apprenticed in his father's office before entering architectural practice, perhaps with Gundry and Langley. After a brief stay in the United States, he returned to Toronto. Roberts followed his father as the chief architect for Gooderham & Worts buildings. Among his commissions were private residences for George Gooderham (1889; 135 St. George Street, now the York Club) and George H. Gooderham (1891; 504 Jarvis Street) and the Gooderham & Worts head office (1892, 49 Wellington Street East). This latter structure, known as the "flat-iron building", was built in 1892 at the intersection of Front and Wellington streets. Each of the buildings are among Canada's finest examples of Richardsonian Romanesque architecture. According to Toronto architectural historians Eric Arthur and Stephen A. Otto, "the Gooderhams' commissions gave him exceptional scope to enrich Toronto's streetscapes, which he did with considerable skill."[39] Roberts was also responsible for the design of the former Lombard Street fire hall (1886; 110 Lombard Street), now a private college and other industrial buildings, including the McLaughlin Flour Mills (1893; burned 1904.)

Victor Lionel Gladman designed the Case Goods Warehouse (Bldg. 74), in 1927.[40] Gladman was an architectural engineer whose career included periods working on his own, for other firms and in the public sector. The Case Goods Warehouse appears to have been one of his largest private commissions, although his public projects included hospitals and other public buildings.

1.7 CONCLUSION

The importance of the Gooderham & Worts story and its physical expression in the Study Area has been acknowledged in many ways over many years. The landscape has become a landmark for residents and visitors.

The core of the Study Area contains an almost complete set of approximately 40 buildings, many of which are physically connected to one another. They were constructed in the mid to late 19th century and early 20th century for a single manufacturing enterprise but repurposed through a combination of preservation, rehabilitation and adaptive reuse. New construction in the form of mixed-use condominiums has altered the feel of the landscape, but the historic quality of the core part of the Study Area resonates clearly. While each of the older buildings in the core area south of Mill Street associated with the former Gooderham & Worts distillery has its own aesthetic and historic merits, the ensemble presents itself as a single industrial landscape with a clear functional hierarchy. The 'front-office' and highly specialized buildings are located along Trinity Street, while warehouses are situated in neat rows to the east. The buildings are

38 Julie Harris, "Gooderham & Worts Distillery Complex," Agenda Paper, Historic Sites and Monuments Board of Canada/Parks Canada, 1988. Detailed listing of specific works by the architects can be found in Robert Hill's articles on "Roberts , David Sr.", "Roberts, David Jr. (1845-1907)" and "Gundry, Thomas" in the Biographical Dictionary of Architects in Canada, 1800-1950, accessed online at http://dictionaryofarchitectsincanada.org/.

39 Eric Arthur and Stephen A. Otto, *Toronto: No Mean City* (Toronto: n.p.), 1986, p. 257.

40 S.A. Otto, S. A. Gooderham Worts Heritage Plan, Report No. 4 – Inventory of Archival Sources, 1994, p. 43.

tied together by architecture, construction, history, design and function. Exterior fittings and the careful geometry of the site reinforce its unique sense of place.

In contrast, the former General Distilleries building at 18 Trinity Street on the corner of Mill and Trinity streets have been unoccupied for many years. They are part of the Gooderham & Worts story but their current condition diminishes their aesthetic appeal. The lots to the west of the buildings were formerly part of the CPR rail right-of-way, with a small portion immediately to the west of the buildings used for open storage.

The buildings in the parcels south of the former rail line on the east side of Parliament Street contain a set of vernacular one-storey commercial and light-industrial structures built in the mid 1950s when the property was no longer connected to Gooderham & Worts.

The small lot of the northwest corner of Mill and Cherry streets was occupied by a Gooderham & Worts residence, but following the demolition of the house the lot appears to have been used for repairing and storing equipment.

IMAGE:
TORONTO PUBLIC LIBRARY; 979-19-1

ARCHAEOLOGICAL POTENTIAL

2.0 ARCHAEOLOGICAL POTENTIAL

The 2014 Planning Act Policy Statement defines "archaeological resources" (Section 6.0, Definitions) as including "artifacts, archaeological sites and marine archaeological sites." Individual archaeological sites (that collectively form the archaeological resource-base) are distributed in a variety of locational settings across the landscape, being locations or places that are associated with past human activities, endeavours, or events. These sites may occur on or below the modern land surface, or may be submerged under water. The physical forms that these archaeological sites take in an urban context consist of subsurface soil layers that are of human origin, or incorporate cultural deposits; the remains of structural features; or a combination of these attributes.

Conserving and managing archaeological remains has become especially important, where change brought about by redevelopment has been occurring at an ever increasing rate, resulting in extensive losses of the non-renewable resources. In recognition of this reality, the City of Toronto has developed an Archaeological Management Plan to identify general areas of potential for the presence and survival of archaeological sites and specific areas of known archaeological deposits referred to as "Archaeologically Sensitive Areas" (ASAs). The intent of the management plan is to ensure that archaeological sites are adequately considered and studied prior to any form of development or land use change that may affect them.

Heritage Conservation District Studies provide complementary opportunities to address this objective and the Distillery District HCD study process includes consideration of the distribution of archaeological potential throughout the Study Area.

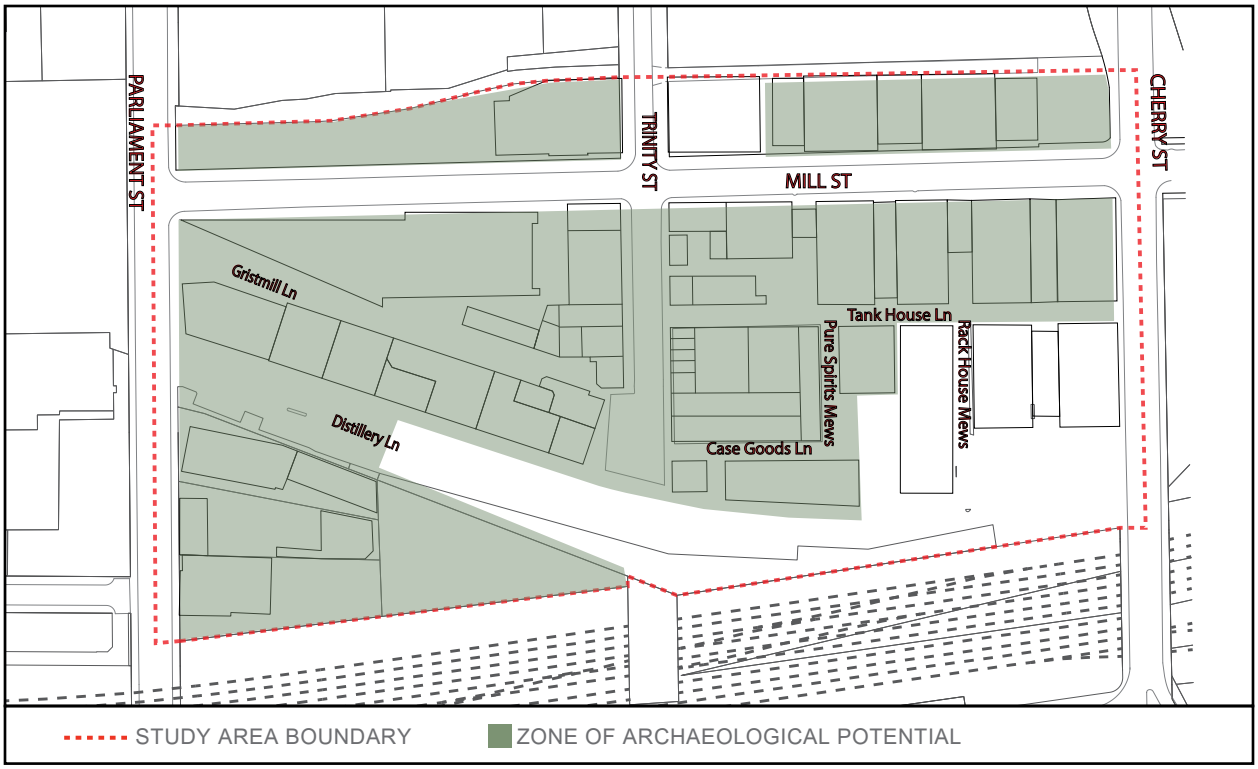
The Study Area has been a significant area of industrial activity and it is the historical successes of the Gooderham & Worts' operations, and their longevity, which led to the creation of the standing physical remains that provide the unique settings for the current uses of the site. Yet the essentially continuous redevelopment of these properties during their working lives involved repeated episodes of building, demolition, reconstruction, grade alterations, and the reconfiguration of services as technologies changed and production processes were modified to meet new demands. These have had substantial effects to the archaeological remains of the earliest periods of the site.

2.1 ARCHAEOLOGICAL INVESTIGATIONS

The revitalization of the Study Area in the 1990s included allowances for four archaeological initiatives. These consisted of an assessment of the site of Lindenwold, the circa 1850-1880 home of James Gooderham Worts; the documentation of the remains of the 1832 windmill foundation adjacent to the 1860s Malt House (Bldg. 35); examination of portions of the distillery's harbour frontage; and the investigation of an ostensibly undisturbed parcel of land that was deemed to exhibit potential for the survival of First Nation occupations. These were undertaken over a number of years in tandem with the progress of the redevelopment of the site.

LINDENWOLD/THE WORTS ESTATE (AJGU-35)

James Gooderham Worts' 1840s residence first appears on the 1851 Dennis and Fleming Plan of the City of Toronto. Although it is difficult to discern the house because of all of the trees laid out around it, a rectanguloid structure is identifiable. The elaborate gardens on the lot no doubt were meant to define the estate and to buffer it from the surrounding industrial development. The 1855 Kingsford Plan of the Grand Trunk Railway Right-of-Way shows the layout of the Lindenwold Estate in more detail. It would appear



MAP. 3 ARCHAEOLOGICAL POTENTIAL *(CITY OF TORONTO/ASI/THA 2016).*

that a rectangular stable was located directly behind the house, and fence lines for the stable/work yard were indicated. Although the 1855 plan indicated that the railway was to extend along Front Street, directly in front of the estate it was in fact relocated further to the south. In the 1858 Boulton Atlas, the Worts house is coloured and numbered to indicate that it was a two-storey brick structure. The small stable shown in 1855 had been removed and two new structures were attached to the house, a one storey wood structure, perhaps a summer kitchen or breezeway, and a two-storey, rectangular brick structure, probably a new stable range. The stable and breezeway are shown within the boundary of the stable/work yard, while a rectangular boundary associated with the entrance to the house off Front Street was likely a formal garden. Between 1858 and 1880, the configuration of Lindenwold had changed. As illustrated on the 1880 Goad's Insurance Plan, it appears that two side wings had been added to the original two storey brick house, and the stable range and breezeway had been removed. The house is labelled "to be pulled down," as it is completely within the industrial complex. Front Street is now labelled Mill Street. Although the 1880 Plan indicated that the house was to be destroyed, it was still illustrated on Goad's 2nd edition of 1890, as well as on 1893, 1899 and 1903 revisions. The 1910 edition, however, indicated that the house had been demolished and replaced by the Gooderham & Worts distillery rack houses.

A Stage 2 and 3 archaeological assessment of a portion of the Worts residence was undertaken in 1996 (ASI 1996). The primary objective of this work was to determine whether or not the foundations or any other archaeological deposits associated with this mid to late 19th century occupation had survived the numerous land use changes that have occurred within the area. A test trench was excavated by backhoe throughout the area of the former residence located between Rack Houses D and I (Bldgs. 42 & 43). It measured 25 metres in length and two metres in width and was situated in order to traverse the presumed area of the house. Where necessary, this trench was expanded, or shorter lateral trenches were excavated in order to more fully expose the features encountered. In the course of excavations, an extensive brick rubble layer, a number of possible rubble foundation trenches, a small one metre segment of fieldstone wall foundation, a section of iron gas pipe and a portion of a mid 19th century brick cistern were documented (ASI 1996:8-16). This portion of the property was subsequently developed as a condominium tower, which incorporates the rack house. The balance of the house and the stables site are occupied by a modern office building (373 King Street East).

A more recent archaeological assessment carried out in the general Study Area that reviewed the status of Lindenwold noted that the portion of the house north of the lane north of Rackhouses D and I (Bldgs. 42 & 43) was unlikely to have survived (ASI 2006). This conclusion was confirmed by test

excavations undertaken in 2011 (CAGI 2011).

THE GOODERHAM MILL (AJGU-46)

The Gooderham Windmill, built in 1832, served as a prominent local landmark, effectively designating the eastern boundary of the city until the 1850s. It also formed one end of the original Windmill Line defining the limit of lakefilling along the waterfront.

The mill was constructed west of Trinity Street and south of Mill Street on top of a steep bank overlooking the broad beach of the 19th century lakeshore. A painting executed by Thomas Young in 1835 illustrated it as a circular tower approximately six stories high and topped by a four-armed sail. By 1855, the sail had been removed from the grist mill tower and the mill completely surrounded by additional buildings, as shown on a plan of the proposed Grand Trunk Railway right-of-way by William Kingsford. The configuration of these buildings changed again according to the 1858 Boulton Atlas of the City of Toronto, which also illustrated the new railway corridor that passed south of the distillery complex and severed the old windmill from the waterfront[1]. Fill brought in for the railway created a gore of land south of Front and east of Parliament, where construction of the grey stone mill and distillery building began in 1859. This was followed by the construction of a Malt House (Bldg. 35) and Offices (Bldg. 31) along the west side of Trinity Street in 1864.

The construction of new buildings for the distillery operation effectively engulfed and ultimately obliterated the old mill tower from the waterfront landscape. Nevertheless, its presence continued to be marked on city maps and plans of the Gooderham property in the 1860s. For example, the location of "Gooderham's Windmill" remained a landmark on the 1862 Browne Map of the City of Toronto, although the label was applied to a rectangular building complex and not to a distinct circular structure. The circa 1870 Plan of Property Belonging to Wm. Gooderham Esq. Toronto by A. E. Williamson PLS, on the other hand, illustrated the circular "Windmill Tower," but it was overlaid partially by the walls of the offices adjoining the malt house. A laneway, known today as Distillery Lane, separated the south façade of this building and the east end of the Stone Distillery building. By 1884, the Goad Insurance Plan of Toronto illustrated the long building parallel to Trinity Street that contained the malting operation and offices, but the windmill footprint is no longer indicated.

Two intact, but discontinuous, sections of the windmill foundation were documented in Distillery Lane, as a result of an archaeological investigation in 2003. The top of the foundation was documented 60 centimetres below the original asphalt paving. It is composed of limestone slabs that had been mortared together to form an annular foundation three feet (90 centimetres) wide. One section of the foundation also incorporated a red brick arch that would allow the passage of material from the inside of the structure to an exterior receptacle (ASI 2003).

The windmill foundation was left in situ and covered with geo-textile before the area of investigation was backfilled with sand to protect the foundation underneath the new interlocking brick pavement installed in Distillery Lane.

SHORELINE CRIBBING

Limited test excavations were undertaken in late 1999 to examine shore conditions along the distillery's harbour frontage south of the Stone Distillery, Fermenting Cellar and Machine Shop (Bldgs. 2-9) and the Pump House (Bldg. 60). The first task undertaken as part of this work included the excavation of three test trenches, the longest of which was located south of the Pump House (Bldg. 60). The other two trenches were excavated south of the the Stone Distillery, Fermenting Cellar and Machine Shop (Bldgs. 2-9). None of these trenches revealed any evidence of crib walls or any other form of shoreline protection/reinforcement (ASI 2000). A small excavation block located approximately 40 metres west of the westernmost of the test trenches, however, did uncover a section of cribbing. The exposed crib was very roughly built. It seems that a timber structure was used in the lower levels and that a rock embankment was raised above the water level. The test trenches suggest that cribbing ended somewhere in the vicinity of Trinity Street. The character of the shoreline engineering seemed to be at variance with the way the distillery had been depicted in art. All paintings made from the waterfront show a very level and neat crib structure. The reality seems to be a much more crudely built facility, although other sections observed by site staff during the redevelopment of the distillery reportedly entailed the use of much finer carpentry.

"UNDISTURBED" SHORELINE TESTING

An area of potentially undisturbed shoreline that was identified by the original heritage studies completed for the revitalization project. This small area, located to the south of Rack House G (Bldg. 64), was thought to have potential for the presence of pre-contact or early contact First Nations archaeological resources[2]. However, investigation

1 Otto, Gooderham Worts Heritage Plan, Report No. 4 – Inventory of Archival Sources, 1994.

2 Otto, Gooderham Worts Heritage Plan, Report No. 1 - Aboriginal & Early European

proved that the area had been thoroughly altered by large scale 20th century earth-moving and use of the site as a junkyard in the 1950s (ASI 1996).

Settlement, 1994.

PHOTOGRAPH:
VIK PAHWA, 2016

POLICY CONTEXT

3.0 POLICY CONTEXT

3.1 RELEVANT PLANNING POLICY

The planning framework within the Study Area is complex and includes several layers of Official Plan policy from 1994 when the King-Parliament Secondary Plan was adopted by City Council, and zoning by-laws dating from 1986 and 1994. The primary objective of the 1994 policies was to loosen and simplify the planning regulations in much of King-Parliament in order to facilitate and encourage new development. While the Study Area is subject to the policies in the Plan, it also has a Site and Area Specific Policy (SASP) that places restrictive densities on the area and protects specific heritage buildings.

According to many observers, the Plan, which includes the SASP, was a success. The King-Parliament area and particularly the Study Area has seen significant development over the past 20 years and has become a true mixed-use community that has retained its heritage features. The King-Parliament area is now seeing development pressure that was not contemplated in 1994 when the area was largely industrial. The plan for the Distillery District anticipated the area transforming into an office district and had heights and densities to support that type of development. New developments are proposing heights and densities far in excess of the intentions of the Plan. Accordingly, many observers have begun to question whether the in-force policies are truly reflective of the development intentions for this area of the Downtown.

The following section reviews the various planning policies in effect within the Study Area. This section will describe the key sections of the King-Parliament Secondary Plan, Site and Area Specific Policies and its implementing zoning by-law 0396-1994, as amended, for the Gooderham & Worts area as they relate to this HCD Study.

THE PLANNING ACT

The Planning Act establishes the overall regulatory framework for land use planning in Ontario. The Act is divided into seven parts. The purposes of the Act (Section 1.1) are:

> *a) to promote sustainable economic development in a healthy natural environment within the policy and by the means provided under this Act;*
>
> *b) to provide for a land use planning system led by provincial policy;*
>
> *c) to integrate matters of provincial interest in provincial and municipal planning decisions;*
>
> *d) to provide for planning processes that are fair by making them open, accessible, timely and efficient;*
>
> *e) to encourage co-operation and co-ordination among various interests;*
>
> *f) to recognize the decision-making authority and accountability of municipal councils in planning.*

Section 2 of the Act lists matters of Provincial Interest that decision makers shall have regard to. Subsections d, e, f, h, i, j, k, n, p, q, and r are most pertinent to this HCD Study.

CITY OF TORONTO OFFICIAL PLAN

The Official Plan for the City of Toronto implements the Province's policies and establishes the City's long-term vision for Toronto as a whole and the intention for a property or a district as well as decision-making criteria for zoning changes.

The Official Plan consists of seven major sections: Chapters One through Five contain broad guiding policies for planning and development, and objectives to advance physical, environmental,

social and economic well-being. Chapter Four, in particular, addresses the specific land use categories and outlines the desirable development patterns and forms for each land use. Chapter Six includes Secondary Plans which provides more specific policies to guide growth and change in specifically defined areas. Chapter Seven outlines Site and Area Specific Policies that reflect unique conditions for approval that must be recognized for specific sites.

Urban Structure

The Official Plan implements an Urban Structure that manages future growth in the City. As identified in the Official Plan Map 2, the Study Area is designated as Downtown and Central Waterfront (Map 4). Chapter 2 of the Plan directs growth to the Downtown to concentrate jobs and people in areas well served by transit and rapid transit stations, to promote mixed use development to increase opportunities for living close to work and to encourage walking for local trips.

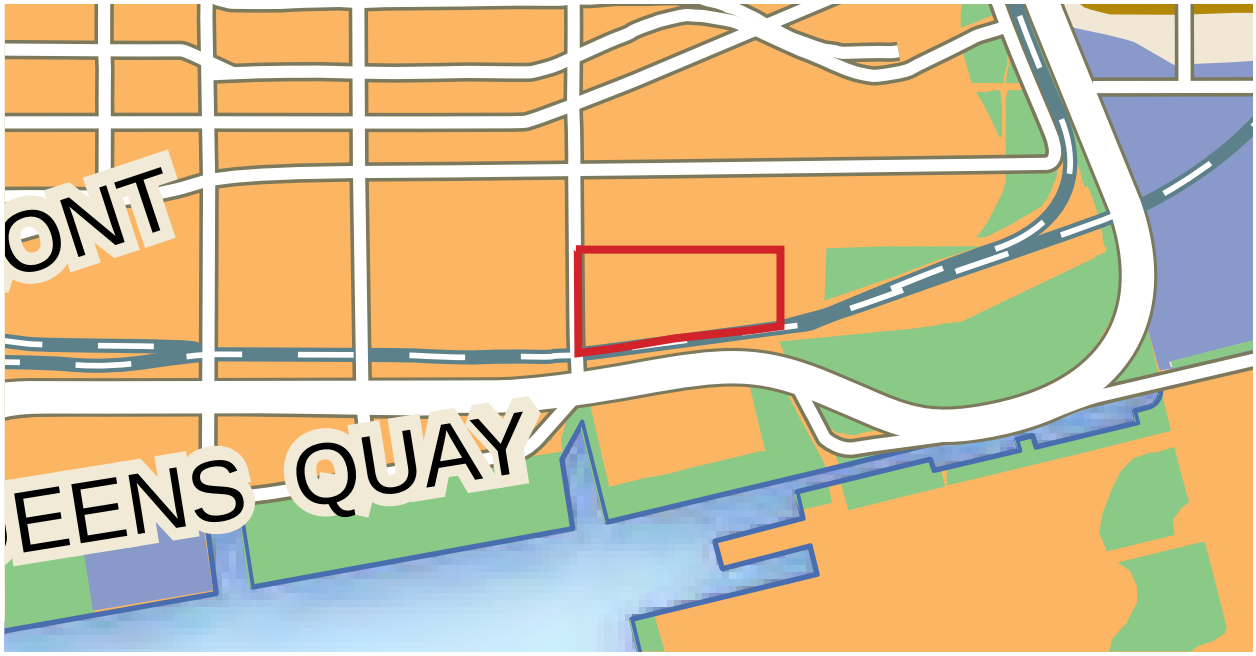
Chapter 3 –Building a Successful City– contains policies to guide decision making based on the Plan's goals for the human, built, economic and natural environments. Section 3.1.5 contains policies for Heritage Conservation. Criteria for evaluating the potential Cultural Heritage Value of proposed Heritage Conservation Districts are included in Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference. This study was undertaken according to Section 3.1.5.2.

Land Use

Chapter 4 –Land Use Designations– sets out land use designations to implement the Official Plan. Each land use designation establishes general uses that are provided for in each designation. Map 18: Land Use designates as the majority of the area as Mixed Use Areas and the northwest corner of the Study area as Regeneration Areas (Map 5).

As per Section 4.5, Mixed Use Areas are intended for areas that will absorb most of the anticipated increase in both new residential and commercial uses by offering a balance of high quality residential, commercial, institutional and open space uses, and allowing people to live, work, shop, and play in the same area. The Official Plan states:

> *Mixed Use Areas achieve a multitude of planning objectives by combining a broad array of residential uses, offices, retail and services, institutions, entertainment, recreation and cultural activities, and parks and open spaces. Torontonians will be able to live, work, and shop in the same area, or even the same building, giving people an opportunity to depend less on their cars, and create districts along transit routes that are animated, attractive and safe at all hours of the day and night. Mixed Use Areas will absorb*



MAP. 4 CITY OF TORONTO OFFICIAL PLAN URBAN STRUCTURE MAP 2 (*CITY OF TORONTO*).

most of the anticipated increase in retail, office and service employment in Toronto in the coming decades, as well as much of the new housing.

In addition to the land use policies, the Official Plan calls for tailor-made strategies that are provided through a secondary plan. The secondary plan that applies to the Study Area is the King-Parliament Secondary Plan which is described below.

KING-PARLIAMENT SECONDARY PLAN

The King-Parliament area is located to the immediate east of Toronto's downtown core. It developed as a traditional manufacturing district during the 19th century. In the beginning of the 1970s, the area entered a long period of gradual decline. By the 1990s, it was recognized that such single-use industrial districts could not compete as locations for manufacturing. At that time, the City explored the potential of opening up the land uses in the area to encourage redevelopment for a range of uses including residential and live/work arrangements. To facilitate change, in 1996, City Council approved a new Part II Official Plan (the King-Parliament Secondary Plan) and zoning by-law amendment (1994-0396) for the area.

The King-Parliament Secondary Plan aims:

- to attract investment to the area (Section 2.1),
- to promote a good quality working and living environment (Section 2.5) and
- that new development will contribute to the achievement of inviting, attractive, pleasant and safe streets and open spaces which meet high standards of urban design (Section 2.7).

The Secondary Plan is divided into 15 sections. Section 2 describes the major objectives of the Plan; Section 3 describes the urban structure and built form of King-Parliament and its unique characteristic; Section 4 describes the goals for Heritage and Community Improvement; Section 5 details the pedestrian environment, transportation and parking requirements; Section 6 details the Environmental conditions; and Section 7 describes the appropriate community services and facilities that will be provided.

Sections 8 through 14 detail specific land uses as identified on Map 15-1 of the King-Parliament Secondary Plan (Map 6). This map designates the Study Area as Mixed Use Area 'B" (Gooderham & Worts Special Identity Area), Mixed Use Area 'C' (Triangle Lands), and Regeneration Area "B" (West Don Lands). Each of these are described below.

Section 10: Regeneration Area 'B' (West Don Lands)

The portion of the West Don Lands within the Study Area is designated Regeneration Area 'B' (West Don Lands). Section 10.1 of the Secondary Plan indicates the West Don Lands will be targeted for significant growth and revitalized for a mix of uses. It also states the area will be redeveloped in a manner that builds upon the positive features of the Distillery

MAP. 5 CITY OF TORONTO OFFICIAL PLAN LAND USE MAP 18 *(CITY OF TORONTO).*

District. A precinct plan was prepared for the entire West Don Lands. The Plan and specifically Phase 3, that applies to the Study Area can be found at http://www.waterfrontoronto.ca/explore_projects2/west_don_lands/planning_the_community

Section 11: Mixed Use Area 'B', the Gooderham & Worts Area of Special Identity Area

The policies found in Section 11 for Mixed Use Area 'B' are guided by area-specific policies which were informed by a series of master plan reports conducted in 1994. The heritage and physical master plan envisioned the area to evolve into a mixed-use area including the retention/adaptive reuse of existing buildings and area for new redevelopment.

Per Section 11.2: Mixed Use Area 'B', the Gooderham & Worts Special Identity Area will be regarded as an area where commercial, institutional and light industrial uses which are environmentally compatible with residential uses, are permitted and as an area with the potential for:

a) establishment of emerging economic sectors of the new economy;

b) the restoration of existing heritage resources; and

c) residential uses.

Section 12: Mixed Use Area 'C' (Triangle Lands)

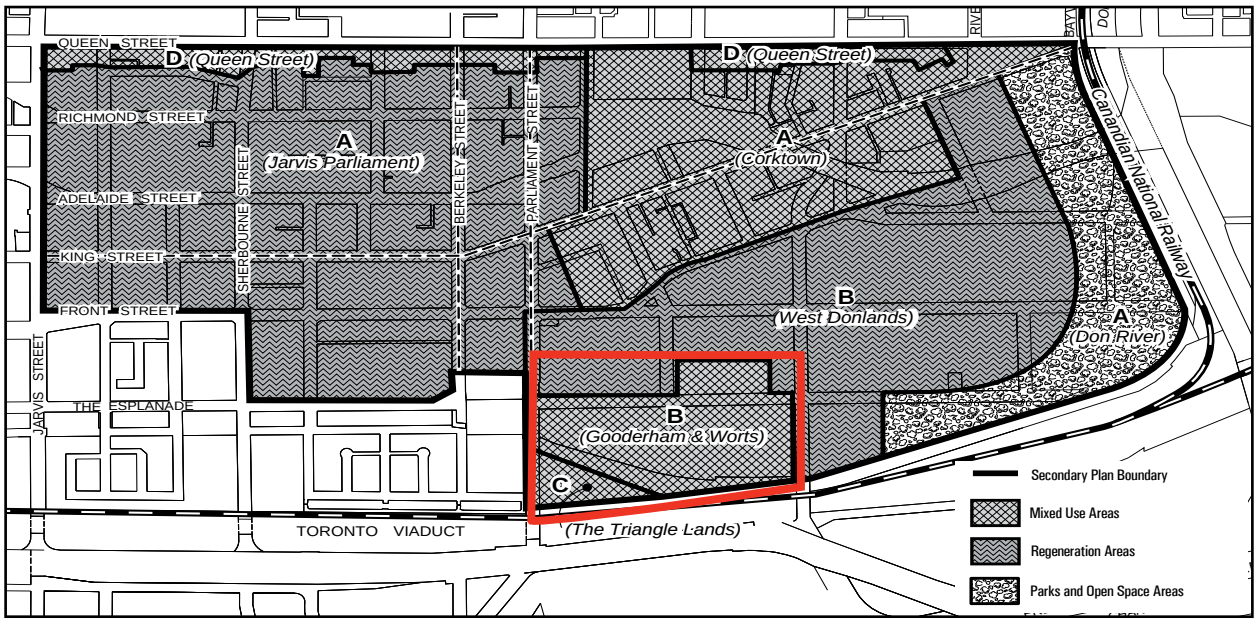
The Triangle Lands are designated Mixed Use Area 'C' (Triangle Lands). Section 12.1 of the Secondary Plan requires the massing, siting and design of new development be complementary and sensitive to the heritage character of the Distillery District and that such development maintains the quality of public accessible areas within the Distillery District and important views to those lands.

All three designations allow the potential for the establishment of emerging economic sectors of the new economy; the restoration of existing heritage resources; and residential uses. The Plan envisions this as an area with commercial, institutional and light industrial uses which are environmentally compatible with residential uses. In addition to the above Secondary Plan policies, the following policies also apply to the Study Area.

SITE AND AREA SPECIFIC POLICY 1: GOODERHAM & WORTS SPECIAL IDENTITY AREA

The majority of the Study Area is further controlled by Site and Area Specific Policy 1: Gooderham & Worts Special Identity Area (SASP 1) found within the Secondary Plan. The policies found in SASP 1 were informed by a series of master plan reports conducted in 1994. The heritage and physical master plan envisioned the area to evolve into a mixed-use area including the retention/ adaptive reuse of existing buildings and area for new redevelopment.

Per page 13 of the Plan, the provisions of SASP 1 will prevail over any other provision of the Secondary Plan. The policies of the Official Plan will continue to apply to the Gooderham & Worts Special Identity Area except where they are at variance with the policies contained in the area Site and Area Specific Policy, in which case the provisions of the area specific policy will prevail.



MAP. 6 KING-PARLIAMENT SECONDARY PLAN MAP 15-1 (*CITY OF TORONTO*).

NOTE: The Triangle Lands and the north side of Mill Street, with the exception of 60, 70 and 80 Mill Street, are not controlled by SASP 1.

SASP 1 describes in more detail the specific significance and attributes of the area as a whole as well as individual buildings. Section 2: Objectives states that:

> *The Gooderham & Worts Special Identity Area is provincially and nationally significant. The unique industrial natural heritage of this National Historic Site is recognized. The objective is to ensure the retention and conservation of the Gooderham & Worts Special Identity Area in accordance with accepted heritage conservation practice.*

SASP 1 consists of five districts shown on Map 15-1/ Map 1 of 3, each identified with a unique role in any proposed development of the Area (Map 7). Per Section 4 titled 'Concept Plan Uses and Densities,' the SASP lists five districts.

Trinity Street is the focus of the major assembly of historic buildings to be retained, conserved, rehabilitated, restored and respectfully reused. Mill Street is the major linkage to neighbouring Districts and the focus of neighbourhood services. Residential development within the Area will be located within Mixed Use Area '1' and the Neighbourhood Apartment Area. The lands within Mixed Use Area '3' will be the location of the major commercial development for the Area. The Parks and Open Space Area will be publicly accessible open space, including a bicycle path and a publicly accessible, private road.

The following section provides key excerpts from Section 4 of SASP 1.

Mixed Use Area '2' will be regarded as the focus of the heritage resources in the Gooderham & Worts Special Identity Area. The physical character of the heritage buildings will be preserved. New buildings will not be permitted.

Mixed Use Area '3' contains a group of one storey historic buildings situated in a grid pattern. The Area will contain a wide variety of non-residential employment generating uses such as offices, studios, light industrial and institutional uses. The massing of the buildings in this Area will respect the grid-pattern and provide a transition in scale from the historic buildings in Mixed Use Area '2', with the highest portions of buildings being located adjacent to the land located in Mixed Use Area '3'.

Mixed Use Area '1' contains residential uses with retail and service shops or community service and factory uses being primarily located at the ground level. The massing of new buildings in this Area will provide a transition in scale from the historic buildings in Mixed Use Area '2', with the highest buildings being located adjacent to Parliament Street.

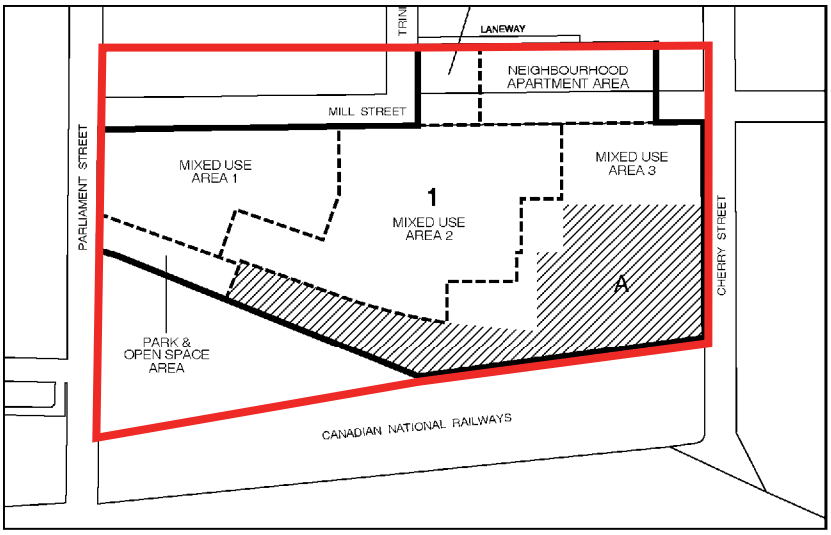
Apartment Neighbourhoods contains two one-storey historic buildings along Mill Street. The Area will contain residential uses and many contain cultural or arts-related uses, ground level retail and service shops and ground level community service and facility uses.

Parks and Open Space Areas as shown on Map 15-1 is the former rail spur along the southern edge of the Gooderham & Worts Special Identity Area (Map 7). The area will contain a publicly accessible private road for vehicular service to the Area and a variety of publicly accessible open spaces. The private road will be located within the area shown on Map 15-1 as "Proposed Road" on (Map 9).

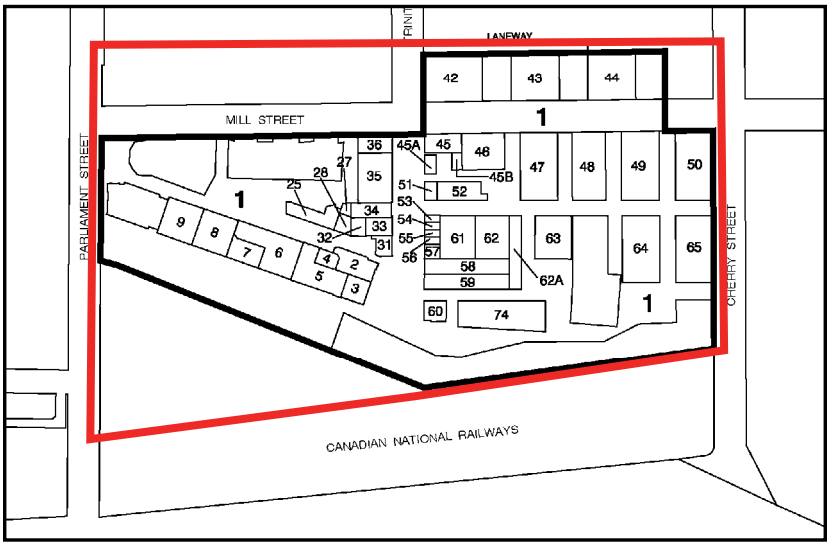
Map 2 of 3 codifies the existing buildings within the SASP (Map 8).

Map 3 of 3 illustrates the location of the laneways and private roads (Map 9).

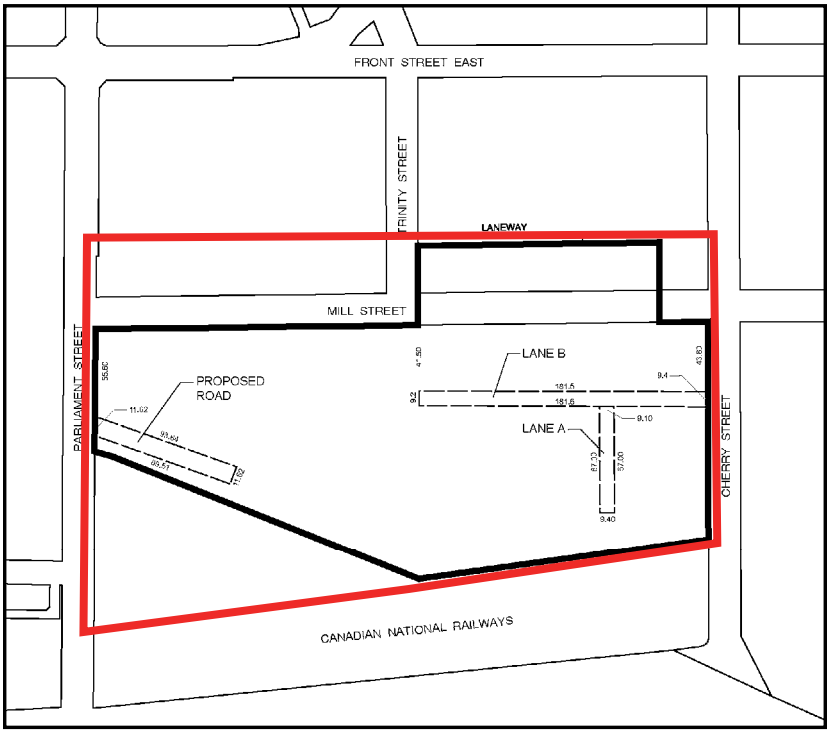
- Appendix 1 lists the buildings for which Heritage Easement Agreements exists (seven in total).
- Appendix 2 lists the Existing Buildings by number and name and should be read in conjunction with Map 2 of 3.
- Appendix 3 includes Design Guidelines for the entire Gooderham & Worts Special Identity Area as well as specific guidelines per land use classification.
- Appendix 4 details the specific heritage interiors of each building within the SASP.



MAP. 7 – GOODERHAM & WORTS SPECIAL IDENTITY AREA MAP 1 OF 3 (*CITY OF TORONTO*).



MAP. 8 – GOODERHAM & WORTS SPECIAL IDENTITY AREA MAP 2 OF 3 *(CITY OF TORONTO)*.



MAP. 9 – GOODERHAM & WORTS SPECIAL IDENTITY AREA MAP 3 OF 3 *(CITY OF TORONTO)*..

SECTION 5: ZONING BY-LAW

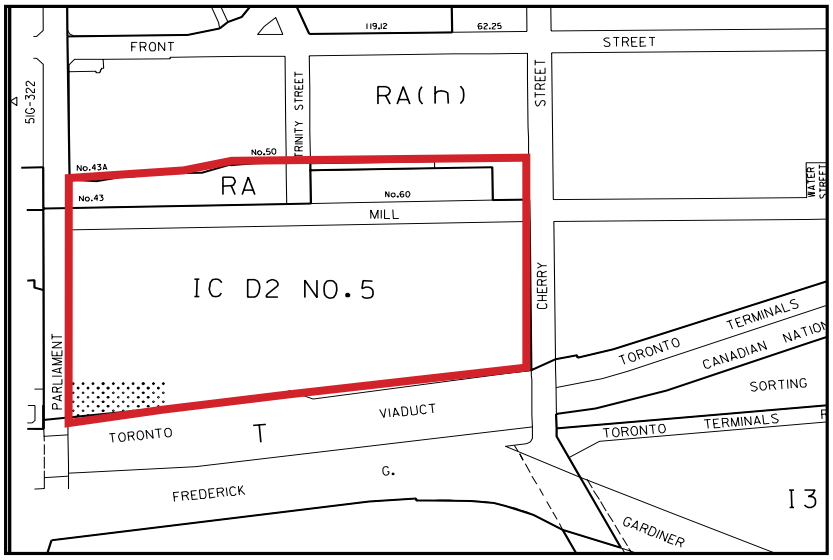
By-law 438-86

The entire HCD Study Area is subject to the City's former zoning By-law 438-86. The majority of the site is zoned as Industrial (IC D2 NO5). The lands on the northeast and northwest corners of the site are known as the West Don Lands and are owned by the Province of Ontario. These lands are zoned as Regeneration Area (RA).

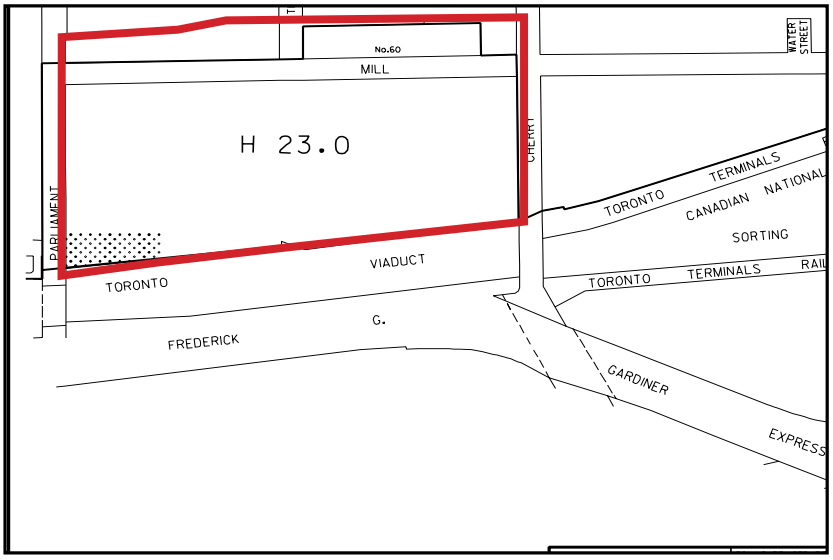
The IC zone permits industrial and commercial uses with a height of 23 metres. Although some aspects of this zoning designation remain in effect, the majority of the site is bound by By-law 1994-0396 which is described below.

The IC D2 NO.5 zone continues to apply in its entirety to the Triangle Lands. This zoning designation permits various non-residential uses of an industrial and commercial nature. The maximum density is two times the lot area with a maximum commercial density of 0.5 times the lot area. The site is subject to certain exception provisions. The entire King-Parliament Secondary Plan Area is subject to Section 12 (246). This section sets out additional built form restrictions related to upper floor stepbacks and building depth requirements, as well as area-specific parking requirements.

The West Don Lands area is zoned Reinvestment Area (RA), which permits a variety of residential and non-residential uses. The building height is restricted to 23 metres and there is no limit to density. The RA zoning permits a broad mix of residential, commercial and other uses.



MAP. 10 ZONING BY-LAW 438–86 MAP 51G323A (*CITY OF TORONTO*).

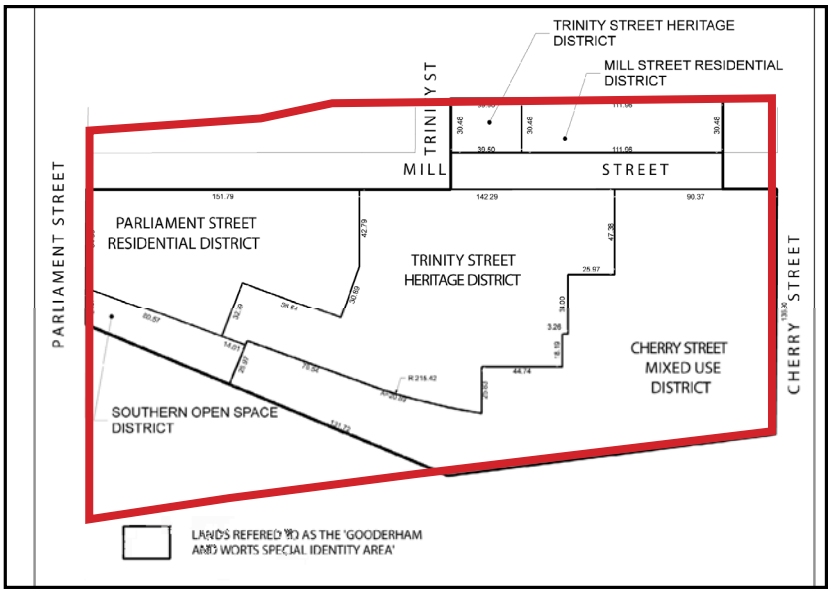


MAP. 11 ZONING BY-LAW 438–86 MAP 51G323B (*CITY OF TORONTO*).

By-law 1994-0396

In 1994, City Council adopted Zoning By-law 1994-0396 to implement a planning framework for the King-Parliament Secondary Plan and SASP 1. By-law 1994-0396 was amended again by By-law 749-2003 and By-law 5-2010(OMB).

By-law 1994-0396 applies to the majority of the lands with the exception of the Triangle Lands and the West Don Lands to the north of Mill Street. The by-law divides the HCD Study area into the same five "sub-districts" with varying policies that correspond with the SASP 1 policies.



MAP. 12 ZONING BY-LAW 0396-1994 AS AMMENDED BY BY-LAW 5-2010 (*ONTARIO MUNICIPAL BOARD*).

The sub-districts are as follows (Map 12):

- Parliament Street Residential District
- Trinity Street Heritage District
- Cherry Street Mixed Use District
- Southern Open Space District
- Mill Street Residential District

The By-law includes numerous site and district specific uses restrictions as they relate to the Gooderham & Worts Special Identity Area (Special Identity Area). Section 4 includes the following 14 zoning policies:

1) Maximum residential and non-residential gross floor areas for the entire Special Identity Area and per district;

2) Restricts buildings on the Open Space district;

3) Description of the 7 Heritage Easement Agreements pursuant to Section 37 of the Ontario Heritage Act;

4) Maximum number of dwelling units in the Special Identity Area and requirements for 25% two bedroom units across the district;

5) Restrictions on the development of new buildings to only those areas outlined heavily on Plan 3;

6) Height limits for the district as identified on Plans 3A, 3B, 4A and 4B, as amended;

7) Parking requirements for the Special Identity Area;

8) Underground parking requirements, also illustrated on Plan 5;

9) Loading requirements for the Special Identity Area, also illustrated on Plan 6;

10) Residential amenity space requirements, as illustrated on Plan 6;

11) Land use permissions for each of the sub-districts. Generally, the land use permissions align with SASP 1 (described above) and CR Section 8(1)(f) of By-law 438-86;

12) Public art contribution of 1% of the total cost of construction of all new buildings;

13) District heating and cooling facility descriptions; and

14) Restricting vehicular access on Trinity Street to only bicycles, emergency vehicles, and people with disabilities.

In 2003, By-law 749-2003 amended By-law 1994-0396 to permit a change of use within the District. In 2010, the By-law text and the Plans were amended again by by-law 05-2010(OMB) to permit the development of lands known municipally as 390 Cherry Street and 70 Distillery Lane. In addition to the approved zoning by-law amendments, the area has also been subject to several Committee of Adjustment decisions for permission to (among others) permit the redevelopment of 33 Mill Street as a minor variance. The resultant zoning by-law policies are spread over the parent by-law 438-86,

By-law 1994-0396, 749-2003 and 05-2010(OMB) and the numerous Committee of Adjustment decisions resulting in a complex and sometimes confusing planning framework.

SUMMARY

The planning policies in effect within the Distillery District Heritage Conservation District Study Area are complex with several layers of planning policy that shape the evolution of the area. The King-Parliament Secondary Plan, Gooderham & Worts Site and Area Specific Policies and implementing zoning By-law 1994-0396, when written in 1994, represented a new approach to planning that was a significant departure from the way planning traditionally occurred. The SASP 1, in particular, was developed based on the Master Plan report that contemplated the area evolving into an office district with many of the heritage buildings being retained. The zoning by-laws, as described above, include many restrictive policies with regard to maximum residential and non-residential gross floor area per district and includes many specific policies regarding the many heritage buildings within the area.

For many, the policies adopted in 1994 are seen as a success. In the past 20 years, the King-Parliament area and the Study area has transformed from an industrial area to a revitalized mixed-use district, spurred in part from favourable economic conditions, but also in part due to the new approach to planning policies. Over the years, development applications within and around the Study Area have received minor variances, zoning by-law amendments and official plan amendments that have varied from the planned function of the area. The success of the Distillery District itself is also the product of new planning and heritage policies, and the ability to vary from them, combined with a substantial amount of private investment in buildings and public spaces by Cityscape Developments - which must be applauded.

However, more recent development applications, that are a significant departure from the policies found in the SASP and zoning by-law, have called into question the effectiveness of the in-force planning policies to deal with the new development intentions for the area. These propose to greatly exceed the built form envisioned in the King-Parliament Secondary Plan, SASP 1 and the zoning by-law 0396-1994. These applications have led to some observers suggesting that City planning should reset the planning policies for this area. In 2016 the City initiated a built form study of the study area to guide the appropriate built form for the area, including heritage and infrastructure considerations. The study resulted in a draft official plan amendment which was not adopted by Council. The staff report can be found here: http://www.toronto.ca/legdocs/mmis/2016/te/bgrd/backgroundfile-93492.pdf

3.2 HERITAGE POLICY

ONTARIO HERITAGE ACT

The key piece of legislation that governs heritage conservation in Ontario is the Ontario Heritage Act (OHA) (RSO 1990, Amended 2005), which was created to support conservation, protection and preservation of heritage resources in the Province. The OHA sets out the mechanisms for the conservation, protection and preservation of heritage resources in the Province by enabling municipalities to:

- Establish municipal heritage committees (OHA, Part IV, section 28 (1))
- Designate individual properties as having cultural heritage value or interest (OHA, Part IV, section 29 (1))
- Include potential heritage properties on a register (OHA, Part IV, section 27 (1.2))
- Enter into heritage conservation easements (OHA, Part IV, section 37 (1))
- Establish heritage conservation districts (OHA, Part V)

The OHA requires the clerk of a municipality to maintain a register of properties of cultural heritage value or interest. The register lists all designated properties and may also include property that has not been designated under Part IV but that the council of the municipality believes to be of cultural heritage value or interest using the criteria in O. Reg. 9/06. This is referred to as “listing” a property. The listing must include a description of the property that is sufficient to readily ascertain the property. As a result, it is always necessary to distinguish between a “designated” heritage property and property “listed” on a municipal register since both instances are covered by heritage permit provisions in the OHA.

The council of a municipality may undertake a study of an area within the municipality for the purposes of designating one or more heritage conservation districts. If the municipality’s official plan contains provisions for the establishment of heritage conservation districts, council may enact a by-law to designate the defined area(s) as a Heritage Conservation District (HCD).

The council of a municipality may also enter into "easements or covenants with owners of real property or interest in real property, for the conservation of property of cultural heritage value or interest." Typically, the easement is registered against the property in the land registry office.

The Ontario Heritage Act is available at https://www.ontario.ca/laws/statute/90o18.

CITY OF TORONTO OFFICIAL PLAN

The City's Official Plan (OP) (consolidated 2015) addresses HCDs through specific policies relating to identification and conservation. It states "Potential Heritage Conservation Districts will be identified and evaluated to determine their significance and cultural heritage values, in a Heritage Conservation District study." Where the study recommends an HCD to be significant for its cultural heritage value, the HCD will be conserved. Properties within the HCD are protected through their inclusion on the Heritage Register. Guidelines for conserving the HCD's cultural heritage value, character and attributes are outlined in an Heritage Conservation District Plan. Both the HCD Study and Plan are conducted in accordance with Council adopted guidelines and terms of reference.

For the purposes of the heritage policies, adjacency is defined as:

> *those lands adjoining a property on the Heritage Register or lands that are directly across from and near to a property on the Heritage Register and separated by land used as a private or public road, highway, street, lane, trail, right-of-way, walkway, green space, park and/or easement, or an intersection of any of these; whose location has the potential to have an impact on a property on the heritage register; or as otherwise defined in a Heritage Conservation District Plan adopted by by-law.*

The City of Toronto Official Plan is available at http://www1.toronto.ca/planning/chapters1-5.pdf.

CITY OF TORONTO HCD TERMS OF REFERENCE

The HCD Terms of Reference (HCD TOR) were developed in 2012 to reflect changes to the OHA and to provide a consistent approach for the studying and planning of HCDs in the city. The HCD TOR satisfy the requirements of the OHA for the study of HCDs in the following way:

1) HCD TOR Policy 1, 4, 5, 6 and 7 and Section 1 – Appendix A fulfill OHA requirements set out in Section 40.(2). This section requires the HCD Study to:

- Examine the character and appearance of an area including buildings, structures and other features to determine if the area should be preserved as an HCD
- Examine and make recommendations for the boundary of an HCD
- Make recommendations for the objective of designation and content of a HCD plan
- Make recommendations for any changes required to the municipality's official plan and by-laws including any zoning by-laws

2) HCD TOR Policy 8, 9, 10, 11, 12, 13, 14, 15, 16 and Section 2 – Appendix A fulfill OHA requirements set out in Section 41.1 (5). This section requires the HCD Plan to:

- State the objectives of designating the area as an HCD
- Explain the cultural heritage value of the district and the properties within it
- Create policy statements, guidelines and procedures for achieving the stated objectives of the HCD
- Describe alterations or classes of alterations that the property owner may carry out without obtaining a permit

This report undertakes the activities identified in point 1) above. Following the recommendations of this study, HCD plan(s) may be initiated by the City.

The HCD TOR is available at http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=fba238f41e5e1410VgnVCM10000071d60f89RCRD&vgnextchannel=998752cc66061410VgnVCM10000071d60f89RCRD.

PLANNING ACT

Land use planning in Ontario is governed by the Planning Act. It provides clear direction to include cultural heritage conservation as part of municipal and provincial decision making.

The Provincial Policy Statement, 2014 (PPS), issued under Section 3 of the Planning Act, provides policy direction on matters of provincial interest related to land use planning and development. The Planning Act requires municipal and provincial land use planning decisions to be consistent with the PPS. It is intended to be read in its entirety and the relevant policies applied to each situation. The current PPS came into effect on April 30, 2014 and applies to planning decisions made on or after that date. It

replaces the PPS, 2005.

The PPS seeks to balance appropriate development with the protection of resources of provincial interest, public health and safety, and the quality of the natural environment. Ontario's long-term economic prosperity, environmental health, and social well-being are considered to be dependent on the protection of these resources. The PPS encourages a 'sense of place' through well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.

The PPS provides specific direction (Section 2.6) for the protection of built heritage, cultural heritage landscapes, archaeological resources and areas of archaeological potential, both on a development site and where development is proposed on an adjacent property. For example, Section 2.6.2 states: "development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved." Similarly, the section relating to site development adjacent to protected heritage properties (2.6.3) does not permit development and site alteration except where the proposal has been evaluated and demonstrated that the heritage attributes will be conserved. Adjacency is defined in the City's Official Plan.

The Planning Act is available at http://www.mah.gov.on.ca/AssetFactory.aspx?did=10463.

PHOTOGRAPH:
THA, 2016

BUILT FORM & LANDSCAPE SURVEY

4.0 BUILT FORM & LANDSCAPE SURVEY

Completion of the built form and landscape survey is a requirement of the HCD TOR. The survey is conducted using a standardized form to inventory each property regardless of age, condition or heritage potential. The survey form was created by the City of Toronto and is used for all HCDs currently being studied. It is comprised of the following eight sections: Property Information; Historical Information; Architecture Information; Landscape/ Streetscape; Context and Setting; Additional Information; Recorder Information; and Photos.

METHODOLOGY

The fieldwork for the built form and landscape survey was jointly completed by THA and Contentworks in April 2016. Since most of the land within the Study Area was formerly owned by a single entity, many of today's parcels contain more than one structure. Where this would have required recording multiple structures on a single property's survey form, THA elected to identify buildings that would be surveyed individually. Such buildings were given an identification address associated with the structure. The complex nature of many of the Study Area's structures meant it was not always clear what constituted a distinct building. In these cases judgement was based upon the architectural distinctness and historic relationship between the structures.

PROPERTY PARCELS

A survey form was prepared for each of the following property parcels :

- 42 Mill Street
- 60 Mills Street
- 80 Mill Street
- 90 Mill Street
- 31 Parliament Street
- 31R Parliament Street
- 33 Parliament Street
- 37 Parliament Street
- 43 Parliament Street
- 18 Trinity Street

INDIVIDUAL STRUCTURES

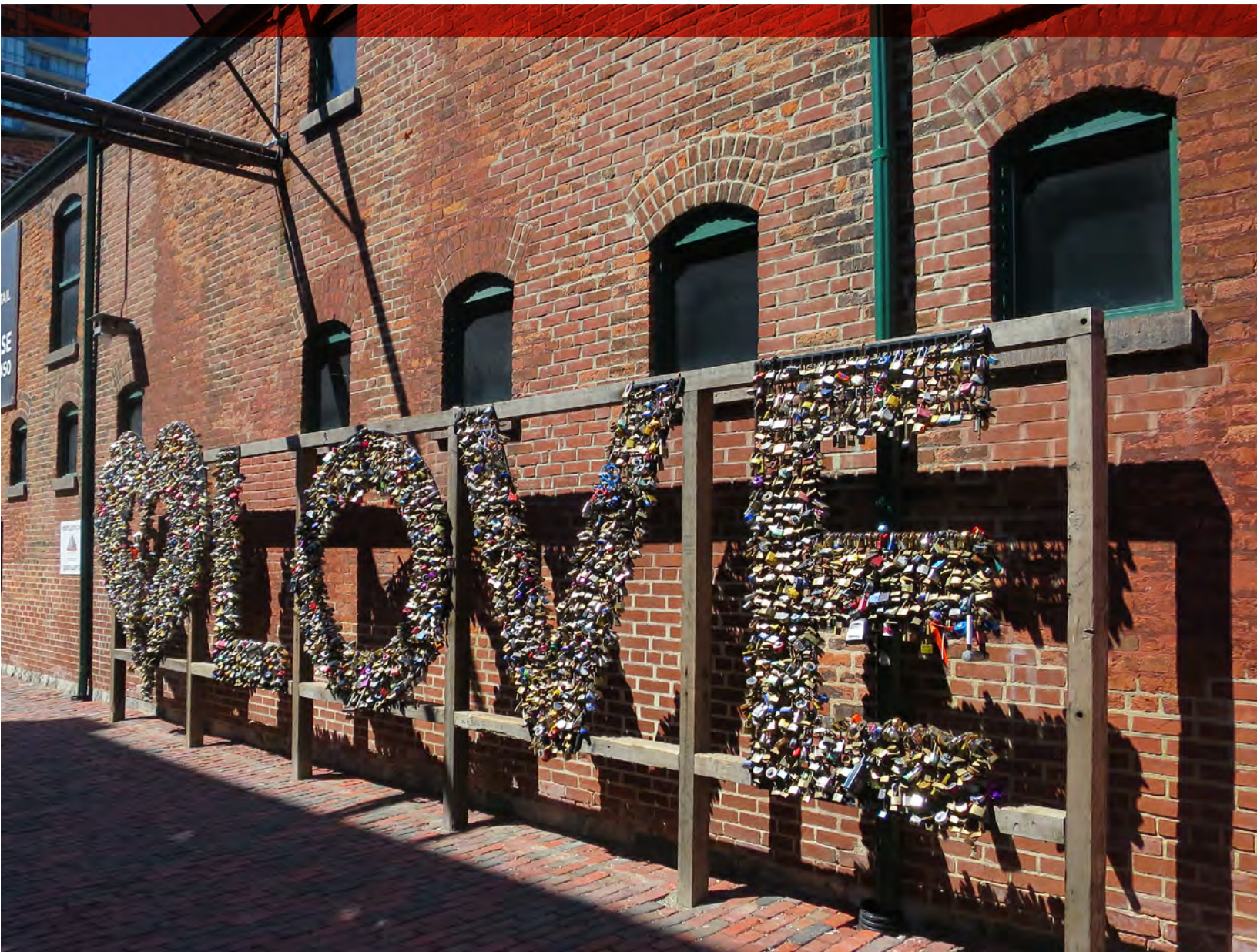
A survey form was prepared for each of the following individually identified structures:

- 9 Case Goods Lane
- 390 Cherry Street
- 70 Distillery Lane
- 33 Mill Street
- 39 Parliament Street
- 21 Tank House Lane
- 50 Tank House Lane
- 1 Trinity Street
- 2 Trinity Street
- 5 Trinity Street
- 6 Trinity Street
- 21 Trinity Street
- 27 Trinity Street
- 31 Trinity Street

MAP. 13 PROPERTY PARCELS AND INDIVIDUAL STRUCTURES USING THE THA IDENTIFICATION SYSTEM. SOLID LINES INDICATE PROPERTY PARCELS SURVEYED, AND DASHED LINES IDENTIFY INDIVIDUAL STRUCTURES *(GOOGLE/THA 2016)*.

PHOTOGRAPH:
THA, 2016

COMMUNITY & STAKEHOLDER CONSULTATION



5.0 COMMUNITY & STAKEHOLDER CONSULTATION

5.1 COMMUNITY CONSULTATION

PUBLIC MEETING NO. 1

The first community consultation meeting took place on May 19, 2016 at the Yonge Centre for Performing Arts. Heritage Preservation Services staff presented an overview of the HCD Study and Plan process and THA and Contentworks presented work completed to date.

Participants were asked to provide feedback directly on the presentation panels on the following topics.

- *Boundaries*
- *Existing heritage protections*
- *What about the Distillery District is important to you?*
- *Are there physical or experiential aspects of the Distillery District that can be better enhanced or protected?*
- *What are some distinct experiences, events, or traditions?*
- *What are your favourite or most interesting places within the area?*

The following feedback was received from converstations with community stakeholders, and does wnot reflect the consultants' recommendations.

Boundaries

- Consider impacts on First Parliament Site
- Parliament House is heritage
- Opera House is heritage
- Enoch Turner Schoolhouse is heritage
- Include the Guard House on CN Land
- Link to First Parliament, Enoch Turner Schoolhouse, Little Trinity Anglican Church

Existing heritage protection

- Triangle lands should be protected. Directly impacts the Distillery.

What about the Distillery District is important to you?

- Neighbourhood feel; low level of traffic
- Link to First Parliament Site is important
- As a photographer, I constantly find details, structure and character worth capturing. The light and colours and shapes are beautiful
- The physical part is very well represented. Would like to see more of the stories of those who lived and worked here.
- The magical experience when you walk an area that has low buildings built with craftsmanship
- Historic component ratio. Too many new buildings change the value and makeup of the area
- Special area that is unique. Lets not turn the Distillery District into another Liberty Village with too many condos
- (arrow to above post-it) Agreed. Liberty Village is an example of how not to do it

Are there physical or experiential aspects of the Distillery District that can be better enhanced or protected?

- The details of the area are very unique and the things that Canadians very appreciate and treasure
- Pedestrian tunnel under railroad
- High traffic is a barrier to experience the area
- Safety is a concern. Mill St. is used by residents, pets, children. Speed and traffic is an issue.

- Mill Street should be pedestrian. (seconded with a Yes!)
- The plaza should have some grass. We need a park in the area.
- Shadowing and wind tunnel from towers.
- (referencing above) If more are built it will be worse
- (referencing above) Agreed, I worry about light.
- (referencing above) Completely agree!
- (referencing above) light is so important. Allows for people to meet up and enjoy the community.
- Open-ness of the Distillery Area
- Ambience!
- Tour buses should offload on Front Street – traffic should be diverted – Mill Street pedestrian
- Green spaces
- The light and laneways
- Low-rise buildings

What are some distinct experiences, events, or traditions?

- I really appreciate the Christmas Market (seconded)
- Summers in the district so pleasant, very special
- Enjoying coffee in this historical area is a priceless experience
- 56 heritage sites and buildings within 2 blocks of Front & Parliament, COC, Berkeley castle, Enoch Turner, Thornton and Lucie Blackburn house, First parliament buildings, etc. Distillery is a key attraction of the "Old Town"
- Mini-market of art & culture
- Bringing next generations to educate about the history. Life experience for families to enjoy.

What are your favourite or most interesting places within the area?

- The surroundings need to be integrated in the area
- Patios and sun
- Plaza in front of Balzac's
- Patios – a place for gathering in the sun (if tall buildings come there will be no sun)
- The front entrance from Esplanade. The light that comes through the area
- Openness of area
- Love the Cupda
- Vital that light and openness are preserved for the enjoyment of residents, citizens, tourists. The main streets in the district are beautiful and should be altered to continue as such
- Big open space with brick way
- The brick lane ways are great for wandering and encourage exploring
- Green space. Should be more to make room for tourists/guests.
- The markings of the original Lake Ontario shoreline
- Green space (our only place to walk our pets)
- Ensure a view of the Stone Distillery
- Most important thing is not over-developing … [rest is illegible]
- Gardiner will be a "grand street". What is the relationship to this?
- View and feel of the lake beyond the rail lines (worried that condos will block that and the light)

Any other comments?

- Toronto's policy of densification needs to be handled carefully! Heritage is vital to a great city and development around the area needs to enhance and support area of historic interest.
- Historical buildings cannot be replicated. Protect what we have. New builds dilute the experience. Glass buildings has bad reflections. Bad on eyes.
- The Distillery District is – so far – a great example of a lovingly preserved & living area of the city. Kudos to those who realized the vision. It's special.

PUBLIC MEETING NO. 2

The second public meeting took place on September 26, 2016 at the Enoch Turner Schoolhouse. Heritage Preservation Services staff presented an overview of the HCD Study process and THA presented the HCD Study methodology and preliminary recommendations. Participants then broke into groups for discussion about a series of questions regarding the recommendations. Participants were asked to group their responses around the following questions:

- *What are your thoughts on the proposed Study Area boundary?*
- *What are your thoughts on the proposed contributing vs. non-contributing properties?*
- *What are your objectives for the Heritage Conservation District for Distillery District?*
- *What are the appropriate heritage and/or planning tools to obtain those objectives?*

The following comments are taken directly from converstations with community stakeholders, and do not reflect the consultants' recommendations.

What are your thoughts on the proposed Study Area boundary?

- Strongly support/content with the proposed boundary
- Include the area to the north of the Study Area (north of laneway). Reference to supposed artefacts under the parking lot to the north
- Extend the boundary of the HCD study to the south to include the rail corridor
- Include train station lands
- First Parliament to the west and historic native lands to the east
- Boundary should not be altered. Areas around the perimeter should have controls placed on them to protect views within and into the Distillery from future development.
- Has the study addressed adjacency? Or buffers to protect from negative impact?
- Very important to include Triangle Lands as they are significant to the history of the area as they were home to the former grain elevator on the shore.

What are your thoughts on the proposed contributing vs. non-contributing properties?

- Should be contributing buildings and areas and/or lands – include courtyards, lanes etc.
- Add the Cherry Street train building/station as contributing
- Add pedestrian walkways and open spaces as contributing. Open space protection is very important and contributes the individual buildings and the entire place. Do not allow shadowing
- The new buildings do contribute to the look and the feel of the historic site
- Clarify which portions of new construction at 39 Parliament, 70/80 Mill etc. are contributing
- Triangle Lands should be contributing because those lands were historically connected to the Gooderham & Worts use
- Include railway lands because the history of the rails is important to the function to the Distillery.
- These buildings were essential to the original distillery. They were used as light industry and provided the G&W distillery operations with export options.
- Protect/preserve the old Victorian buildings/brick.
- Is area to the north of Mill Street "Heritage Adjacent" and if so, how will they be managed?
- Non-contributing buildings should not interfere with contributing buildings – e.g. lighting, views, access by foot etc. Contributing buildings should take preference when it comes to changes being introduced.
- The balance of contributing historical structures should not be overwhelmed by new construction.

Open space

- Open space is a valuable element to the Distillery
- Event space/open space is vital for the events held in Distillery
- Central stage is very important for events like World Cup of Hockey screen
- Patios are very important to restaurants
- Limit new shadows on open spaces

Views

- Views along Mill Street, Gristmill/Tank House, Distillery Lane, Trinity corridors are important
- Protect views of the buildings in relation to each other and to keep new developments from overwhelming the historic feel of the area.
- Consider views of the Distillery from the Gardiner as a view to be protected
- Views of the planned district and adjacent uses such as worker housing are as important as the
- HCD itself. These areas must be defined properly to govern development within

the adjacent areas so that views & related properties do not interfere with.

What are your objectives for the Heritage Conservation District for Distillery District?

- Conserve and manage change.
- HCD should encompass all relevant building within the area
- The HCD should strongly reinforce and protect the heritage aspects of the District including the historic fabric. Make sure the heritage buildings are the ones that stand out
- Retention of a historical area to walk through, to live in, to work in without the threat of overdevelopment
- HCD should recommend protecting views of specific buildings
- HCD tools should influence planning approvals. If not, then what is the point of an HCD?
- Can a new Master Plan be prepared instead of or in addition to an HCD?
- Goal of the HCD should be for contributing buildings to stand out and not be over-shadowed by non-contributing properties
- HCD Plan cannot speak to density. It can, however, articulate values and scale and can recommend changes to the SP and ZBL
- Physical constraints of the area are a heritage attribute. The streets have a function and a max capacity. X-mas market affects physical capacity of the area
- Streets cannot be widened but need to accommodate ever increasing amount of people
- Traffic control is necessary to keep community and visitors safe from ever increasing amount of vehicles on Mill Street, Trinity and Front
- A historic district should be able to be enjoyed by the people. The area should not be made overly dense so that it takes away from the views of the site and discourages people from being able to walk around the entire site
- All buildings should receive sunlight so that they can be properly seen without shadows
- HCD should achieve control over new construction which would alter the appearance of and the views into as well as out from the Distillery District
- HCD should maintain the Victorian Industrial architecture. This is unique to Toronto, perhaps to Canada
- The HCD should impact all proposed planning applications and amendments. City planning should not create OPA's without considering the HCD. Use HCD as a tool to impact development vs. being a passenger. There should be consistency and clarity in the planning tools
- Protect the artist's community. Make space for the artists and cultural programming
- Encourage new architecture of merit which enhances heritage aspects
- How can the HCD control the construction of buildings on the site that conflict with the historic nature of the site?

What are the appropriate heritage and/or planning tools to obtain those objectives?

- During special events, the place is packed. If we make the area denser, it leaves less room for tourists + locals to enjoy the area. We have hit a saturation point (e.g. Christmas market)
- Community does not want a wall of condos to the south
- New buildings will overwhelm the area. New buildings should not block views from inside to the outside or from the outside in
- Development should ensure proper public access, walkways, safe crossing for the protection of the public – bike, wheelchairs, walking
- The area has met its maximum density
- More towers and more residents, compounded by the tourism, will cause issue of security and safety
- Parking is an issue that will only get worse with more towers in the area.
- The new development proposal for the Triangle lands is of great concern, not only to distillery residents and visitors but the entire City of Toronto. Proposals for the Triangle Lands are completely out of character with the historic area
- The absence of development to the south is what contributes to the area with openness and light
- Improve connections to the east. The TTC loop has greatly improved the Distillery. Consider a shuttle bus from Union

- Allow for well thought out, balanced development. Do not permit condos taller than 15 storeys.

5.2 STAKEHOLDER CONSULTATION

In addition to the two community consultation meetings, consultations with individual stakeholders took place in September and October 2016. Meetings were 45 minutes in duration and were led by Urban Strategies with THA in attendance.

During the consultations, some property owners expressed opposition to moving forward with the HCD Plan, citing the numerous existing heritage protection mechanisms and related approvals that already apply to properies within the Study Area.

Stakeholder	Date
Artscape (lease)	*September 7, 2016*
Cityscape Holdings (property owner)	*September 13, 2016*
ERA Architects Inc.	*September 13, 2016*
Brett Smith (property owner)	*September 13, 2016*
Infrastructure Ontario (agent to property owner)	*September 13, 2016*
Metrolinx (adjacent property owner) (by email)	*September 14, 2016*
Waterfront Ontario (adjacent property owner)	*October 19, 2016*
Corktown RBA / St. Lawrence Neighbourhood Association	*October 20, 2016*
Gooderham & Worts Neighbourhood Association	*October 24, 2016*

PHOTOGRAPH:
CITY OF TORONTO ARCHIVES: FONDS 1583, ITEM 146

ANALYSIS

6.0 ANALYSIS

6.1 HERITAGE CHARACTER

The Study Area's character reflects the evolution and growth of a large industrial site, which transitioned to a mixed-use neighbourhood following its closure in 1990. With the exception of the Case Goods Warehouse (Bldg. 74, built 1927), the historic base layer related to alcohol production was completed between 1859 and 1906. For the remainder of the 20th century, the only extant buildings added to the Study Area were one- and two-storey light industrial and commercial structures on Parliament Street just to the north of the USRC. After the closure of the Gooderham & Worts plant, the site underwent several phases of adaptive re-use that transitioned the area to a commercial and residential neighbourhood. All newer structures in the Study Area are architecturally distinct from buildings constructed for the distillery. The historic and contemporary layers both play a role in defining the character of the Study Area.

The buildings constructed for Gooderham & Worts are masonry structures designed with a Neoclassical architectural vocabulary. The brick buildings use corbelling and other motifs that are typical of Victorian-era industrial mills of the period built across North America and in Great Britain, while the oldest building – the Stone Distillery (Bldgs. 2-5) – is a generously scaled structure that applies the proportions, shapes and details associated with a large mill and some forms of public buildings, such as hospitals and markets of its era. The Case Goods Warehouse (Bldg. 74) erected in 1927 is more modern in its architectural treatment but continues the brick motifs of earlier buildings.

The core of the Study Area exhibits characteristics and hierarchies typical of an integrated manufacturing operation. The prime production building – the handsome Stone Distillery (Bdlgs. 2-5) – anchors the complex. Offices and product development spaces are adjacent to and across from the Distillery along the Trinity Street axis. Support functions are arranged close by with warehouses located on the outer edges next to external transportation networks (rail, water and road). Although warehouses and workshops were less critical, individually, to the operation, their brick construction and consistent architectural embellishments connect them functionally and temporally to the more prominent structures on Trinity Street.

TYPOLOGIES: HISTORIC USE

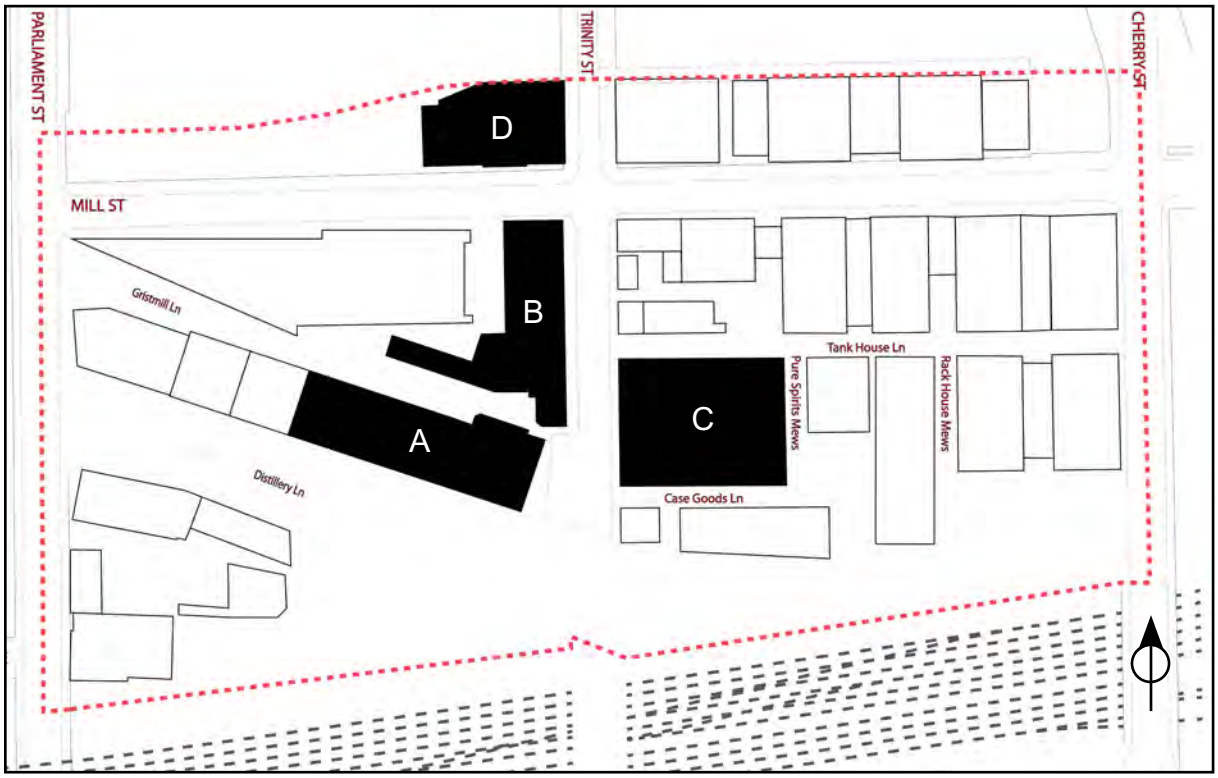
The Study Area inherits most of its architectural palette, spatial organization, and general sense of scale from the historic base layer of industrial structures. These were designed with highly specialized functional requirements that dictated their size, materiality, layout and configuration. Buildings associated with Gooderham & Worts can be broadly categorized into three groups, according to their original role within the alcohol production process: Complex Production Processes, Singular Functions, and Operations Support.

Complex Production Process buildings were dedicated to the manufacture of alcohol, and housed numerous stages of the production process. They are large structures, characterized by complex forms reflecting the variety of processes contained within. Their plans illustrate the need to be orientated toward transportation corridors and related production facilities. Singular Function structures responded to growing business, as well as new storage and aging regulations. Their simple forms reflect their dedicated hands-off function (usually storage and aging), and their regular, rational arrangement facilitated the efficient movement of products through the site. Operations Support structures were not directly used in the production of alcohol, but provided support, services and infrastructure to the process and site. Generally modest in scale, they have diverse forms reflecting the various roles they played.

MAP. 14 AERIAL PLAN OF THE STUDY AREA IDENTIFYING BUILDING HISTORIC USE TYPOLOGIES *(GOOGLE /THA 2016).*

Typology: Complex Production Processes

These buildings generally comprise the largest and most complex industrial structures. As the earliest extant distilling structures, they anchored the growth of the site as it expanded around them in the late 19th and early 20th centuries. Situated adjacent to major road and railway connections, their primary façades addressed Trinity and Mill streets. Today these former transportation routes comprise the Study Area's primary circulation routes. Thus these buildings are centrally sited within the Study Area, and their proud and elaborate façades are defining features of the larger pedestrian areas.



MAP. 15 COMPLEX PRODUCTION PROCESS BUILDINGS *(THA 2016)*

A - Stone Distillery and Fermenting Cellar (Bldgs. 2-7)

This group includes the oldest building in the Study Area, namely, the Grist Mill and Distillery (Bldgs. 3 & 5) built in 1859 with its interior rebuilt following a fire in 1869. The grouping also includes the Drying Annex, Boiler House and its chimney, and an addition. The Grist Mill and Distillery are made of limestone; the remaining portions of the grouping are constructed of red brick. The buildings were designed by David Roberts Sr. In his study of the grouping, Spencer Higgins wrote:

> *The Grist Mill and Distillery (Bldgs. 3 & 5) is a Classically-proportioned, rusticated limestone, gable-roofed structure. The building dominates the site due to its characteristic light grey colour, anchoring the site both historically and visually. The Grist Mill and Distillery highlights the composition of attached structures (Buildings 2, 3, 4, 5, 6, 7, 8 and 9) which comprise the Stone Distillery Group.*

Two structures used as machine shops were demolished for Parliament Square, which retained the façades of the Fermenting Cellar (Bldgs. 6 and 7).

B - Cooperage and Maltings (Bldgs. 25 to 28 and 31 to 36)

The Cooperage and Maltings Group are a set of nine connecting structures originally built c 1863-4 to serve as a cooperage, a carpentry shop, malt house, malt kilns and whiskey rectifiers. They present a unified façade facing Trinity Street, albeit with the façade of the Rectifying Tower (Bldg. 32) facing Grist Mill Lane standing as one of the most elegant façades in the Study Area. The design of most of the groupings is attributed to David Roberts Sr. In a discussion of the group of buildings, Spencer Higgins wrote:

> *The exterior of the building group is primarily smooth red brick load-bearing walls set on a rusticated hammer-dressed coursed rubble limestone base … An important masonry feature of the architectural programme is the segmental-headed window opening. The masonry arch is three bricks wide and is found over every window except for those on the along the ground storey*

facing the lane of Building 28, 32 and 33. All of the openings have stone sills.

Chimney stacks, which have no present relationship to fireplaces, stoves or furnaces, were added as a decorative feature on all the buildings. These mock chimneys are found, centred along the walls, usually at the apex of the gable wall, but also through the hipped roofs. Presently, the chimneys have been truncated mid-shaft and are capped with a concrete slab. All chimneys can be located and, with the aid of archival photographs, the profile and detailing can be reproduced. Chimneys add to the verticality of these Victorian industrial buildings and are important historic detail.

C - Pure Spirits (Bldgs. 53 to 62A)

The connected buildings in this group were constructed in 1873, with the exception of the room (Bldg. 62a) added in the 1880s or 90s. All of the structures are constructed of brick laid on a limestone foundation. Four connected structures (Bldgs. 53-56) present a particularly elegant and cohesive façade on the east side of Trinity Street due to their ironwork and large multi-pane fenestration. The two structures to the south (Bldgs. 58 and 59) were also constructed in 1873 as a cannery and for warehousing, with additions and modifications made in the 1890s or in the 1910s. The two structures at the rear of the group (Bldgs. 61 and 62) were constructed as tank houses.

D - 18 Trinity Street (former General Distilleries block)

The buildings located at 18 Trinity Street on the northwest corner at the intersection with Mill Street were constructed for General Distilling Co., a firm set up by Gooderham & Worts to produce industrial spirits from molasses. A one-storey building was constructed on the property in 1906. The structure was modified by 1918 to accommodate a four-storey still house fronting on Mill Street and a partial second storey fronting on Trinity Street. The remainder of the building was later expanded to two storeys. The removal of windows and doors, together with deterioration of the brickwork, masks the elegance of its original appearance. With its original multi-paned windows and steel panels, it was similar in appearance to the Pure Spirits building at 5 Trinity Street. It has a stone foundation and is set very close to Mill Street, just south of what was the CPR right-of-way. It forms an important component in the Mill Street streetscape by providing evidence that Gooderham & Worts once occupied lands on both sides of Mill Street. It sold the property in the early 1920s.

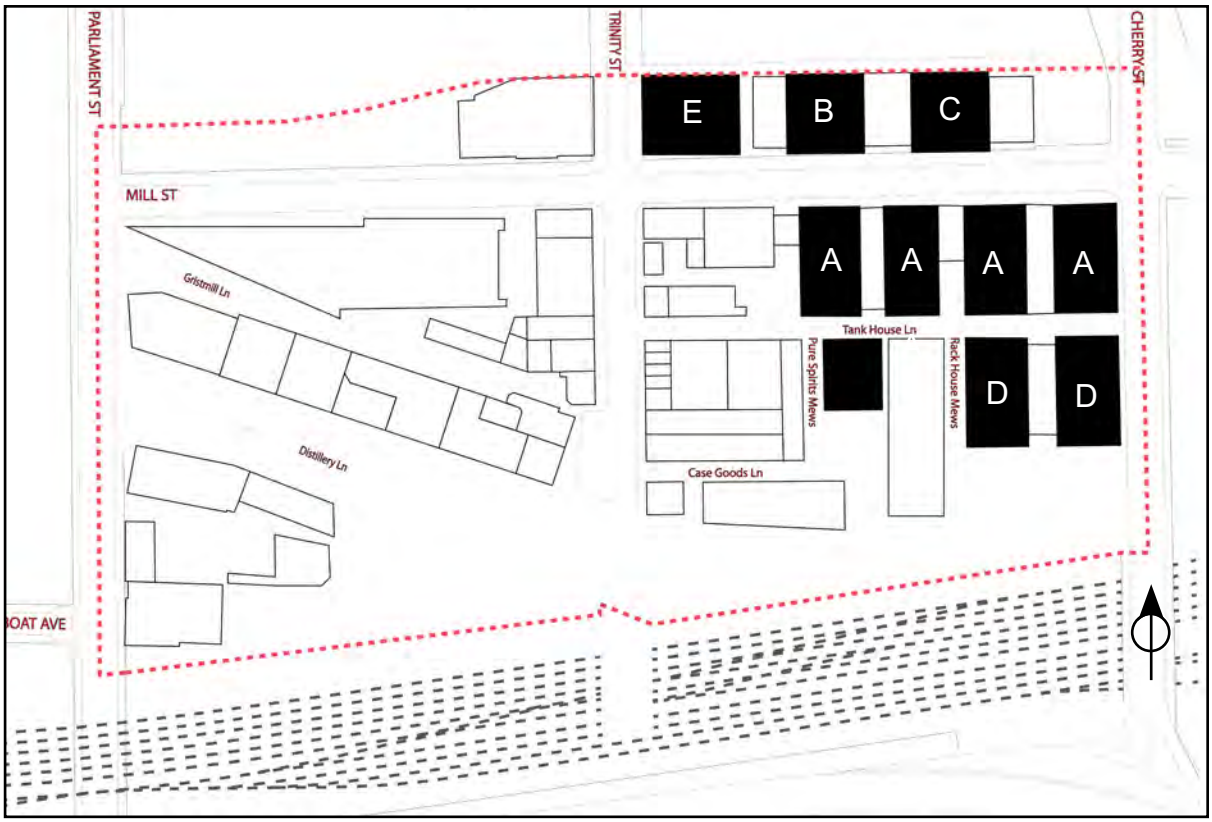
FIG. 20 DIVERSE FORMS AND MATERIALS SPEAK TO THE MULTIPLE FUNCTIONS ONCE CONTAINED WITHIN THE STONE DISTILLERY (*THA 2016*).

FIG. 21 THE COOPERAGE AND MALTINGS GROUP PRESENTS A CONSISTENT ARCHITECTURAL VOCABULARY TO TRINITY STREET, MASKING THE DISTINCT FUNCTIONAL SPACES WITHIN (*THA 2016*).

FIG. 22 THE MOTHBALLED FAÇADE OF THE FORMER GENERAL DISTILLERIES BUILDING AT 18 TRINITY STREET IS PROMINENTLY SET AT THE CORNER OF TRINITY AND MILL STREETS (*THA 2016*).

Typology: Singular Functions

Primarily used for the storage and aging of alcohol, these buildings are concentrated in the eastern half of the Study Area. They have substantial footprints, though are only one storey in height (with the exception of Rack House D, Bldg. 42). On the south side of Mill Street, the streetwall defined by their blank façades speaks to the internal nature



MAP. 16 SINGULAR FUNCTION BUILDINGS *(THA 2016)*

industrial facility. Their spatial organization of a regular grid is unique within the Study Area. Its consistent spacing helps define a novel network of Secondary Circulation Routes, including Tank House Lane, Pure Spirits Mews and Rack House Mews. The regularity of materials, form and scale of these buildings plays a large role in defining the character of these brick-laid lanes.

A - Denaturing Room and Tank Houses 4, 9 and 10 (Bldgs. 47 to 50)

The three tank houses that are part of the Young Centre for the Performing Arts form part of the warehouse precinct on the east side of the Study Area. Each of the tank houses built in the 1880s to the designs of David Roberts Jr. was a freestanding structure before being integrated into the Young Centre development. The development stretches across the buildings, but leaves the original scale and form of each of the tank house visible, even with a long signage canopy stretching along Tank House Lane. The new portions of the complex include a four-storey theatre auditorium and a two-storey atrium. On the Mill Street side, new portions are recessed, which creates a view along the street that is similar to the pre-development era. The adaptive reuse of the tank houses within the new theatre was completed in 2004 to the designs of KPMG Architects.

B - Rack House I (Bldg. 43) (condominum tower)

The addition to Rack House I was built in 1998 during the initial phase of redevelopment in the Study Area. It is 14 storeys at its tallest point (on the east side). The entire tower block is recessed several metres behind the historic Mill Street elevation. The main entrance to the development is located in an infill section of the development. The tower is a modern composition in brick, metal and glass.

C - Rack House H (Bldg. 44; condominium tower)

Rack House H received a 13 storey addition in 2002. The tower is set back from the walls of the historic building that were retained as façades for the condominium's podium. The main entrance to the development is located in an infill section of the development. The tower is a modern composition in brick, metal and glass.

D - Rack Houses G & J (Bldgs. 64 & 65; condominium tower)

A condominium tower uses the façades of Rack House G (Bldg. 64) and Rack House J (Bldg. 65) as a podium for the 42-storey, metal and glass tower. The rack houses were built in 1889 to the designs of David Roberts Jr. They were one-storey structures with brick walls sitting on stone rectangular foundations. The extant façades feature recessed panels terminated by sawtooth brick coursing common to most Gooderham & Worts buildings. The scale and shape of each building remains visible, albeit without their chimney stacks.

E - Rack House D (Bldg. 42)

Rack House D (Bldg. 42) is the only warehouse associated with Gooderham & Worts that has not been adapted to a new use. It was constructed in 1890 to plans from 1888 signed by David Roberts, Jr. as architect and A. Weller & Co. as contractor. It was used for the storage of alcohol in barrels until the closing of the distillery. Only minor changes to the building's exterior, such as the addition of a metal fire stair at the northeast corner, were noted during studies in the 1990s. The building is currently unoccupied, but a proposal to build a 34-storey hotel and condominium complex that will incorporate the façades of Rack House D (Bldg. 42) is waiting planning approval.

Rack House D (Bldg. 42) is a handsome red brick industrial building. The brickwork has been ribbon tuck pointed with black mortar in common bond. The building's elevations feature a series of brick piers and recessed brick panels. The bricks at the top of the panels are corbelled in a heavy, arcaded pattern that is unique within the Gooderham & Worts distillery complex and the brick courses at the base of the panels are stepped. The building is set on a rectangular plan and covered by an almost-flat roof with a wood penthouse. The walls are divided into bays by piers and inset panels with stepped and corbelled brick detailing.

Windows are found on the east and west façades only. At each storey, there are two windows in each panel, except for the end panels which have one window only. The windows are wood-framed, double-hung with two-over-two sash sets. They are fitted with green painted shutters composed of galvanized metal cladding over wood; each is held in place by straps on pivot hinges. The openings have brick voussoirs and stone sills. The east wall has a steel fire escape stair.The main entry door is located at the southwest corner on Mill Street. All doors are covered with a metal-clad fire door.

FIG. 23 TANK HOUSE 4 EXHIBITS THE SCALE, MASSING AND SIMPLE ARCHITECTURAL LANGUAGE TYPICAL OF MOST SINGULAR FUNCTION BUILDINGS (*THA 2016*).

FIG. 24 THE REGULAR GRID ARRANGEMENT OF SINGULAR FUNCTION BUILDINGS IS APPARENT LOOKING NORTH UP PURE SPIRITS MEWS (*THA 2016*).

FIG. 25 THOUGH CONSIDERABLY TALLER THAN OTHER SINGULAR FUNCTION STRUCTURES, RACK HOUSE D RETAINS THE PLAN AND SPATIAL RELATIONSHIPS TYPICAL OF THE TYPOLOGY (*THA 2016*).

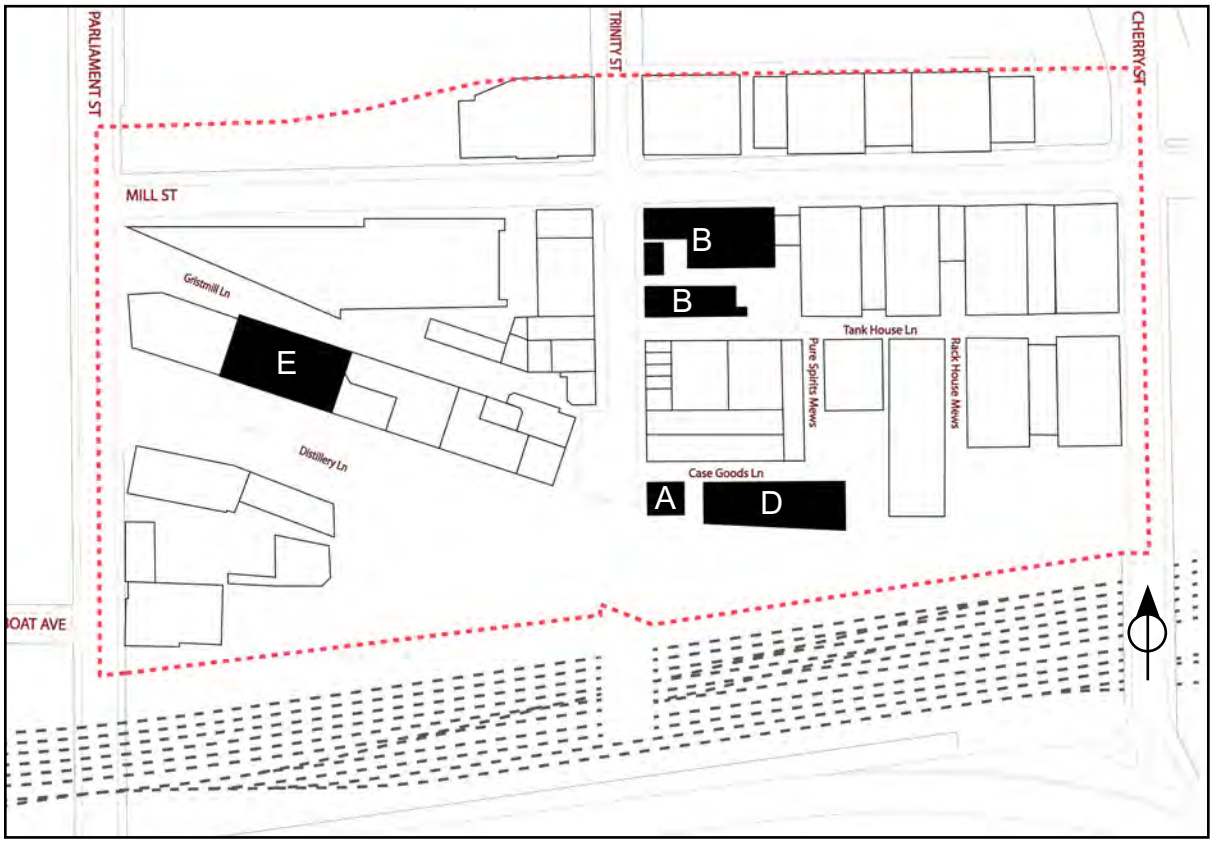
Typology: Operations Support

Operations Support buildings are clustered in three groups in the Study Area. Their diverse functions and forms add a level of interest to the site's composition, while a consistency of materials and motifs reinforces the Victorian industrial character. They tend toward rectangular plans, and help to frame a number of Secondary Circulation Routes. Though more elaborate than the Singular Function buildings, a similar scale helps maintain the continuity of Tank House Lane.

(Bldg. 60) was converted into commercial space in 2002 for Balzac's café.

B - Boiler House (Bldgs. 45, 45B & 46), Lunch Room (Bldg. 45A), Cart House (Bldg. 51) and Stables (Bldg. 52)

The Boiler House (Bldgs. 45, 45B & 46), Lunch Room (Bldg. 45A), Cart House (Bldg. 51) and Stables (Bldg. 52) grouping is located on the northeast corner of Trinity and Mill Streets, forming



MAP. 17 OPERATIONS SUPPORT BUILDINGS *(THA 2016)*

A - Pump House (Bldg. 60)

The Pump House (Bldg. 60) is a freestanding building located on Trinity Street immediately across from the Stone Distillery. It was built in 1895 to house two steam engines that could pump water from Lake Ontario in case of fire. The one-and-a-half storey brick building sits on a hammer-dressed limestone base and is covered by a steep gable roof. Some of the windows on the side elevations have been bricked in. The Trinity Street (south) façade is composed of four brick piers divided into three recessed panels that are finished at the top by corbels and brick arches. A sawtooth brick course is raked up into the gable end in the manner that is common to many of the 19th-century buildings erected for Gooderham & Worts. The Pump House

the gateway to the core of the former distillery. It consists of a set of free-standing and attached one- and two-storey buildings that were constructed for various functions, including a stable. Some of the buildings were converted into workshops in the Gooderham & Worts period and all buildings have been modified since their construction in the 1880s. A focal element in the grouping is the plant chimney that rises from the west side of the Boiler House (Bldg. 46). All buildings, except the storage shed (Building 45B), which is a wood building, are constructed of brick.

C - Paint Shop (Bldg. 63)

The Paint Shop (Bldg. 63) was constructed as a tank house in 1879. It is one of a series of one-storey

brick warehouse buildings erected for Gooderham & Worts in the grid of warehouses on the east side of the distillery plant. A succinct description of the building written by Spencer Higgins explains:

> *The red brick walls, which are laid in common bond, are divided into a system of piers and recessed panels and sit on a stone foundation, thus tying the building both architecturally and materially to the other brick buildings on the site. A single corbelled brick pattern is used on this building in place of the sawtooth brick course which usually terminates the tops of each of the recessed panels on the other tank and rack houses.*

The Paint Shop (Bldg. 63) was among the first buildings in the Study Area to be repurposed following the closure of the distillery. It opened as a brewery and pub for the Mill Street Brewery in 2002. The pub includes a large patio area located on the south side of the building.

D - Case Goods Warehouse (Bldg. 74)

The Case Goods Warehouse (Bldg. 74), which was constructed in 1927 during the final period of expansion of the distillery. The warehouse was built next to the railway side to allow cases of distilled spirits to be loaded directly to rail cars from doors on the south side of the building. Prior to the construction of the warehouse, buildings used for a coppersmith shop, copper storage guiding and shipping sheds were located on the site. The building was purchased by Cityscape in 2001 which has leased the building to the not-for-profit Artscape organization. It is designed in an early-modern industrial style rendered in brick with less ornamentation than earlier Gooderham & Worts buildings. It features large fixed and casement 15-pane steel-framed, square-headed windows with concrete sills and steel lintels.

E - Machine Shop (Bldgs. 8 & 9; condominium tower)

The condominium complex with podium-level retail space was built in 2000 as the third contemporary development in the Study Area. It is a contemporary brick, steel and glass tower standing 14 storeys tall on the west end and 11 storeys on the east end. It incorporates a portion of the southern façade of the former Machine Shop (Bldgs. 8 and 9) into the podium. The development follows the oblique line set by the orientation of the Stone Distillery (Bldgs. 2-5) along the former shoreline of Lake Ontario.

FIGS. 26 - 29 THE DIVERSE FORMS AND SIZES TYPICAL OF OPERATIONS SUPPORT BUILDINGS, AS SEEN (FROM TOP TO BOTTOM) IN THE WORKSHOPS, LUNCH ROOM, CASE GOODS WAREHOUSE, AND PUMP HOUSE (*THA 2016*).

Structures Unrelated to Alcohol Production

The following buildings do not relate to the industrial production of alcohol, and do not fit into typologies related to historic use.

70 Distillery Lane (condominium tower)

70 Distillery Lane is located on the site of Rack House M (Bldg. 75; demolished). The new development is a mixed-used structure with a four-storey podium on the north side of Distillery Lane surmounted a 40-storey glass tower. The massing of the podium over the historic footprint of Rack House M helps retain the original scale and rhythm of Distillery Lane.

33 Mill Street (condominium tower and mixed-use development)

33 Mill Street is a contemporary development constructed in 2010. It includes a 38-storey condominium tower with a five-storey base containing offices, and ground-floor retail spaces. The development stretches along Mill Street east from Parliament Street to the land behind Trinity Street. Its secondary façade faces Distillery Lane and its long courtyard and pedestrian area. No historic buildings were integrated in whole or as façades in the development. It is a brick, glass and steel building set on a triangular plan.

90 Mill Street

90 Mill Street consists of the new sections of a condominium complex and an empty lot. The property was used for Gooderham & Worts purposes.

31 and 31R Parliament Street

The one-storey, vernacular, light-industrial building at 31 Parliament Street was constructed in 1956 on land that appears to have been severed from the Gooderham & Worts plant in the 1920s following the construction of the Union Station Railway Corridor (USRC) and the demolition of the firm's elevator and storage facilities. The building is surmounted by a large billboard structure. The parcel at 31R Parliament Street is used for parking, with a large billboard structure located at the lot's eastern apex. Both parcels were used by Gooderham & Worts prior to the construction of the USRC in the 1920s.

33 Parliament Street

The one-storey, vernacular, light-industrial building with a detached garage was constructed c 1956 on land that appears to have been severed from the Gooderham & Worts plant in the 1920s with the construction of the USRC and the demolition of the firm's elevator and storage facilities. A large two-storey workshop and garage constructed of concrete is located at the rear of the property.

37 Parliament Street

The building at 37 Parliament Street was built in the 1950s or 60. It has a one-storey office block facing Parliament Street and a long one-storey warehouse or workshop section stretching the entire length of the lot. The building is a utilitarian brick structure.

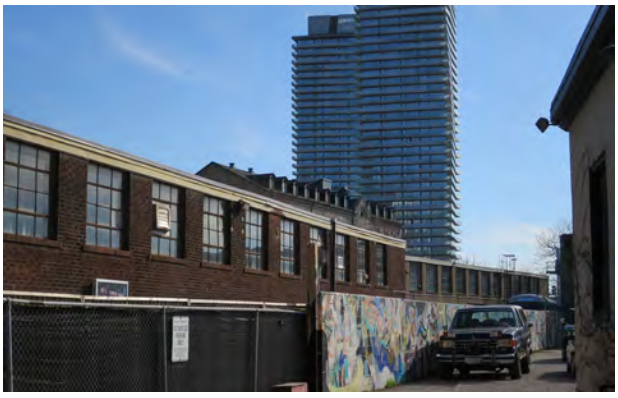


FIG.30 ELEMENTS OF A MODERN AESTHETIC AT 37 PARLIAMENT STREET (*THA 2016*).

FIG. 31 THE CONDOMINIUM AT 33 MILL STREET, COMPRISED OF PODIUM AND TOWER (*THA 2016*).

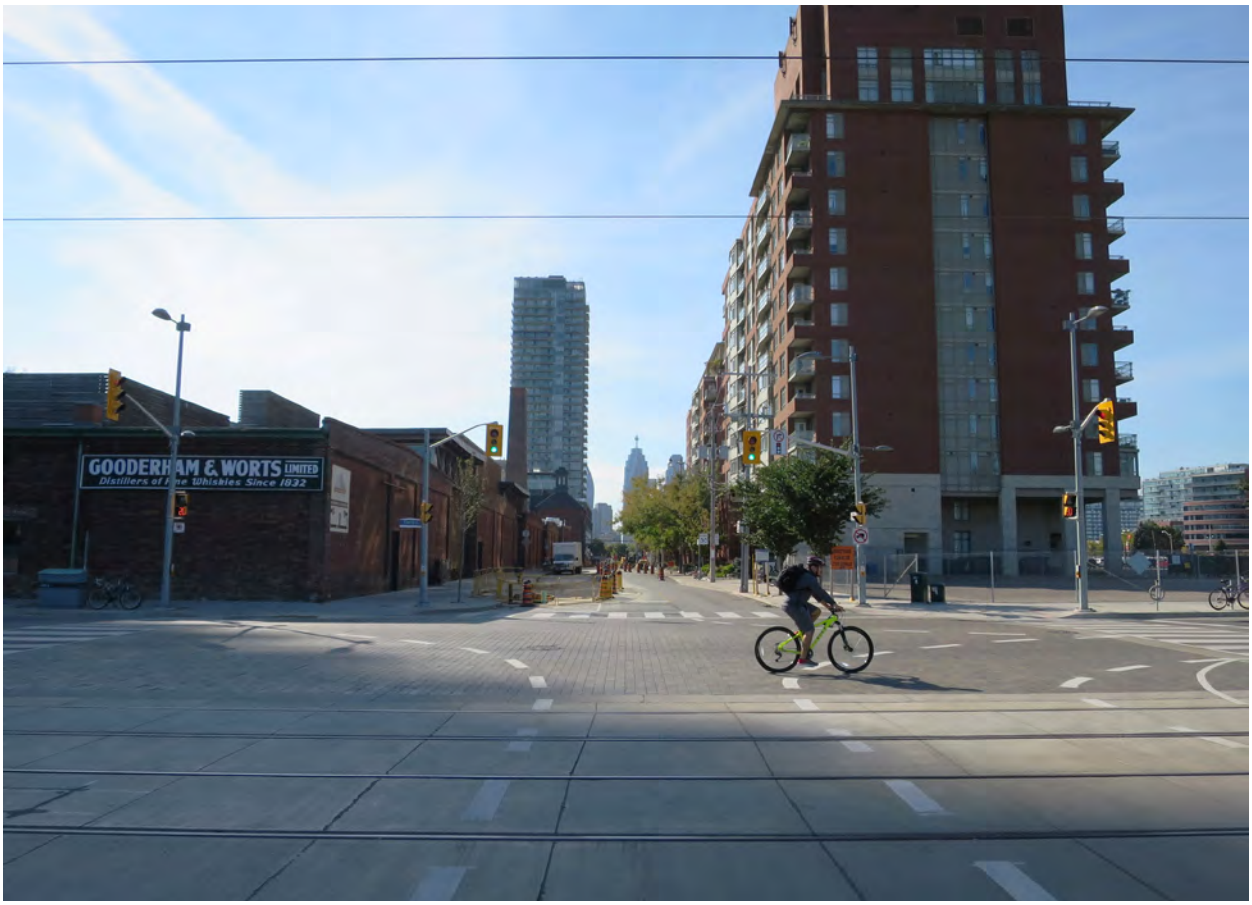


FIG. 32 A MIXTURE OF HISTORIC BUILDINGS WITH CONTEMPORARY MID AND HIGH-RISE RESIDENCES (*THA 2016*).

CURRENT BUILT FORM

The site entered a period of redevelopment following the closure of the industrial facility. Three condominiums were built in the 1990s, and development intensified after Cityscape's purchase of the site in 2001. These interventions have had a transformative effect on the character of the Study Area, primarily affecting usage and massing of the site, and legibility of the historic built form. The current built form is comprised of entirely contemporary structures, those that have been restored, those awaiting restoration, and extant light industrial buildings unassociated with the production of alcohol.

The conservation works undertaken in the Study Area can be divided between Interior Adaptive Re-use and Adaptive Re-use with Additions. The former include historical façades of high integrity, while the latter juxtapose historic fabric against contemporary additions. The additions range in size, though most represent an unprecedented scale for the site.

Much of the Study Area's character is derived from the fact that Adaptive Re-use with Additions are concentrated at the periphery of the site, while Trinity Street is defined by Interior Adaptive Re-use buildings. Thus the heart of the district, centered on Trinity Street, retains the highest historic integrity and legibility, while the periphery helps transition to the broader urban scale.

The two Mothballed buildings are located on the north side of Mill Street, straddling Trinity Street. Despite a present state of disuse, their form, scale and architectural detailing make them a continuous part the Study Area's low-density, highly historic core.

Both Contemporary Buildings are situated amongst the historic structures. Their approximate use of historic footprints is important in maintaining the site's spatial organization and open spaces. The extant light-industrial buildings are clustered at the southwest corner of the Study Area, and so have a different physical and visual relationship to the historic core.

MAP. 18 AERIAL PLAN OF THE STUDY AREA IDENTIFYING THE CURRENT BUILT FORM *(GOOGLE/THA 2016).*

FIG 33 - 35 THE CONCENTRATION OF INTERIOR ADAPTIVE RE-USE BUILDINGS ALONG TRINITY STREET CREATES AN HISTORIC INDUSTRIAL STREETSCAPE OF HIGH LEGIBILITY (*THA 2016*).

FIG 36 A POST-WAR LIGHT INDUSTRIAL BUILDING FACING ONTO PARLIAMENT STREET (*THA 2016*).

FIG 37 THE JUXTAPOSITION OF CONTEMPORARY AND HISTORIC FORMS AT 39 PARLIAMENT STREET (*THA 2016*).

OPEN SPACES

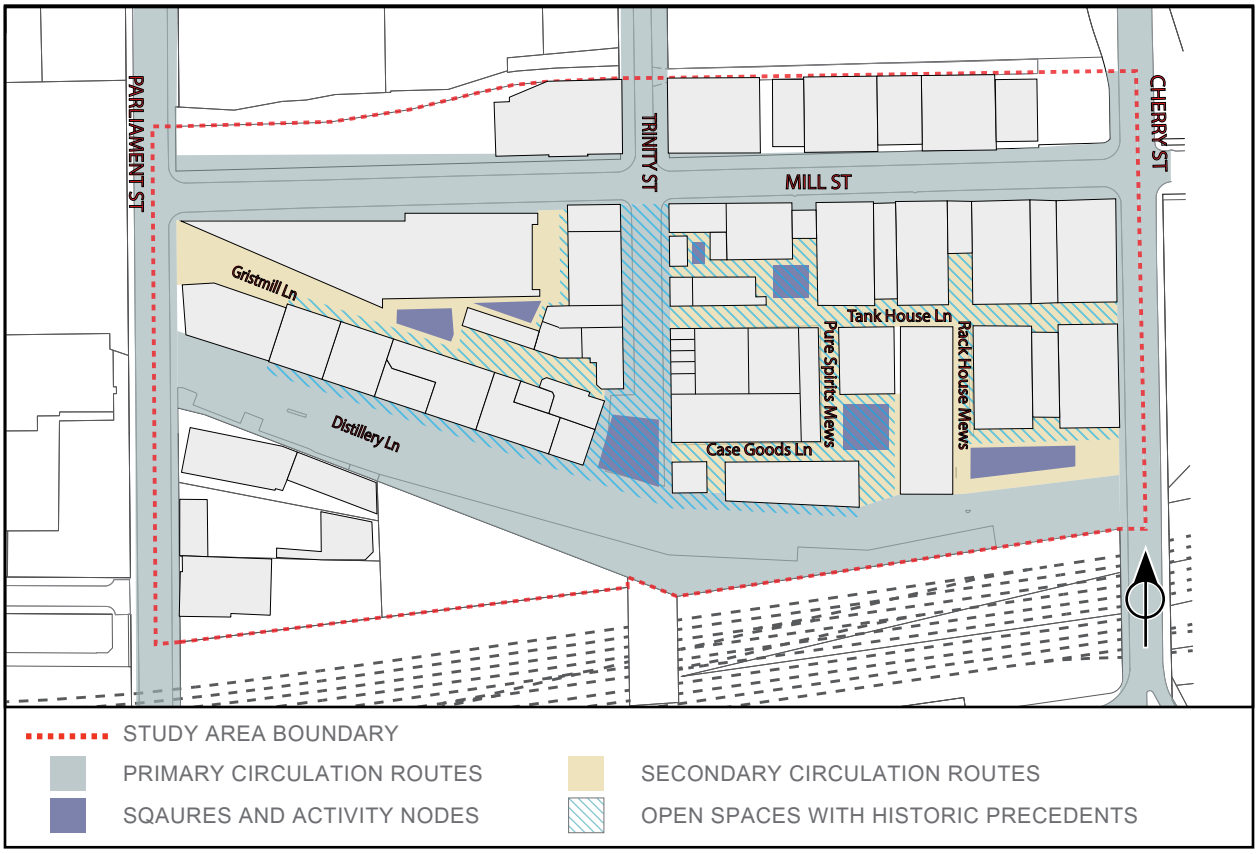
The character of the Study Area and its unique appearance are also due to its underlying landscape and the organization of its lanes and open spaces. The Study Area's naturally flat topography provided a useful base for building an industrial enterprise, while the ability of the owners to create more land through infill allowed them to expand their operations from time to time without having to purchase adjacent land at a premium cost. The southern portion of the Study Area sits on lake infill, beginning with a small strip that was initially dredged to allow the stabilization of the original Gooderham & Worts mill in the 1830s. Infill areas swept southwards further into Lake Ontario in concert with directed and opportunistic changes to Toronto's waterfront. The change in geometry within the Study Area, from the oblique angle of the stone mill to the rectangular grid on the east side of Trinity Street, provides an obvious clue to the location of the former shoreline of Lake Ontario.

The street patterns, lanes and open spaces within the entire Study Area provide further testimony to the history of the land being under the control of a single industrial enterprise for so long. Gooderham & Worts responded to the civic street pattern in its main axis (Trinity and Mill streets) and its east and west boundaries (Cherry and Parliament streets), but the internal organization represented a response to industrial necessities related to transportation and industrial processes. Open Spaces can be divided into Primary Circulation Routes (those based on former and in-use transportation right-of-ways); Secondary Circulation Routes (the lanes and pathways between buildings); and Squares (where circulation paths open up to create gathering areas).

Primary Circulation Routes

Primary Circulation Routes are based on former and current vehicular right-of-ways. These are wide spaces that generally continue outside the Study Area into the broader urban fabric. Structures tend to address them in formal and functional ways, and they are generally lined with building's primary façades. Parliament Street, Cherry Street, Mill Street, and Trinity Street north of Mill are all public streets within the Study Area.

Trinity Street south of Mill Street, and Distillery Lane are both Primary Circulation Routes that no longer serve their original purposes. Distillery Lane is based on the former alignment of the Toronto & Nipissing Railway (later integrated into the Grand Trunk



MAP. 19 PLAN SHOWING DIFFERENT OPEN SPACES IDENTIFIED WITHIN THE STUDY AREA *(CITY OF TORONTO/THA 2016).*

Railway) along what was the southern boundary of the firm's property in 1869. The functional impact of the bifurcation of the firm's property by a railway was lessened by subways at Trinity, Cherry and Parliament streets. With the building of the USRC, the railway line became an industrial spur and the triangle of land at the south end of Parliament Street (also known as the "west yard") was stripped empty. The former rail alignment continues to serve as an important marker in the Study Area, and is presently used for parking.

Trinity Street south of Mill Street was a public right-of-way until 1978, when it was incorporated into the industrial site. It forms the widest pedestrian street in the Study Area, and is lined with the principal façades of the site's most elaborate and important structures. As the central axis of the cluster of Interior Adaptive Re-use structures, it is an important two-sided streetscape of immense historical and contextual value. A square terminates its south end, which features a public seating area, public art, and generous views of surrounding structures.

Secondary Circulation Routes

Secondary Circulation Routes are the smaller laneways and open spaces set off the major public streets and contained within the former industrial site south of Mill Street. They are defined by the façades of storage facilities and the backs and sides of the larger structures. They were used for service, transportation and fire suppression on the site, and do not extend to the broader urban fabric.

There are two networks of Secondary Circulation Routes, one east and one west of Trinity Street. The network east of Trinity Street is formed by the spatial organization of industrial buildings. The rack and tank house alleys were 5 metres in width, which served maintenance and logistics, and helped prevent the spread of fire. Narrow in width, and generally enclosed by short structures, the network is defined by tight two-sided streetscapes with a strong historic legibility. The physical characteristics of these former industrial spaces create a commercial pedestrian experience that is unique in Toronto. There are three squares framed within this network, one northeast of the Case Goods Warehouse (Bldg. 74), and two north of Tank House Lane framed by the cluster of Operations Support buildings.

The Secondary Circulation Route network west of Trinity Street has an historic basis, however much of the present configuration is framed by the contemporary 33-45 Mill Street tower. This has created two squares, both characterized by a contemporary feel.

Squares and Activity Nodes

The Study Area contains numerous open spaces where the circulation routes open up to create larger areas for congregation or sitting. These Squares and Activity Nodes vary in shape and size, contributing a range of different places to the character of the Study Area. Framed by both historic and contemporary structures, they form unique spaces within the context of Toronto's pedestrian experience. Some are reserved for businesses while others are amenities for the broader pedestrian realm. Some of these include spaces that were historically left open to reduce the risk of fire spreading between storage buildings, spaces that provided vehicle access to the rear and sides of buildings, and work areas for repairing machinery and doing laundry.

FIG 38 THE PRIMARY FACADES LINING TRINITY STREET SPEAK TO ITS FORMER USE AS A PUBLIC RIGHT-OF-WAY (*THA 2016*).

FIG 39 DISTILLERY LANE WAS HISTORICALLY USED FOR RAILWAY LINES (*THA 2016*).

FIG 40 THE INTERNAL NATURE OF THE FORMER INDUSTRIAL SITE IS APPARENT IN THE BLANK FACADES LINING THE SOUTH SIDE OF MILL STREET (*THA 2016*).

FIG 41 THE NORTH SIDE OF GRISTMILL LANE IS DEFINED BY CONTEMPORARY CONSTRUCTION (THA 2016).

FIG 42 TANK HOUSE LANE IS A SECONDARY CIRCULATION ROUTE DEFINED BY ONE-STOREY, REGULARLY SPACED SINGULAR FUNCTION BUILDINGS (*THA 2016*).

FIG 43 INDUSTRIAL CONNECTIONS PUNCTUATE THE SPACE BETWEEN BUILDINGS AT CASE GOODS LANE (*THA 2016*).

VIEWS

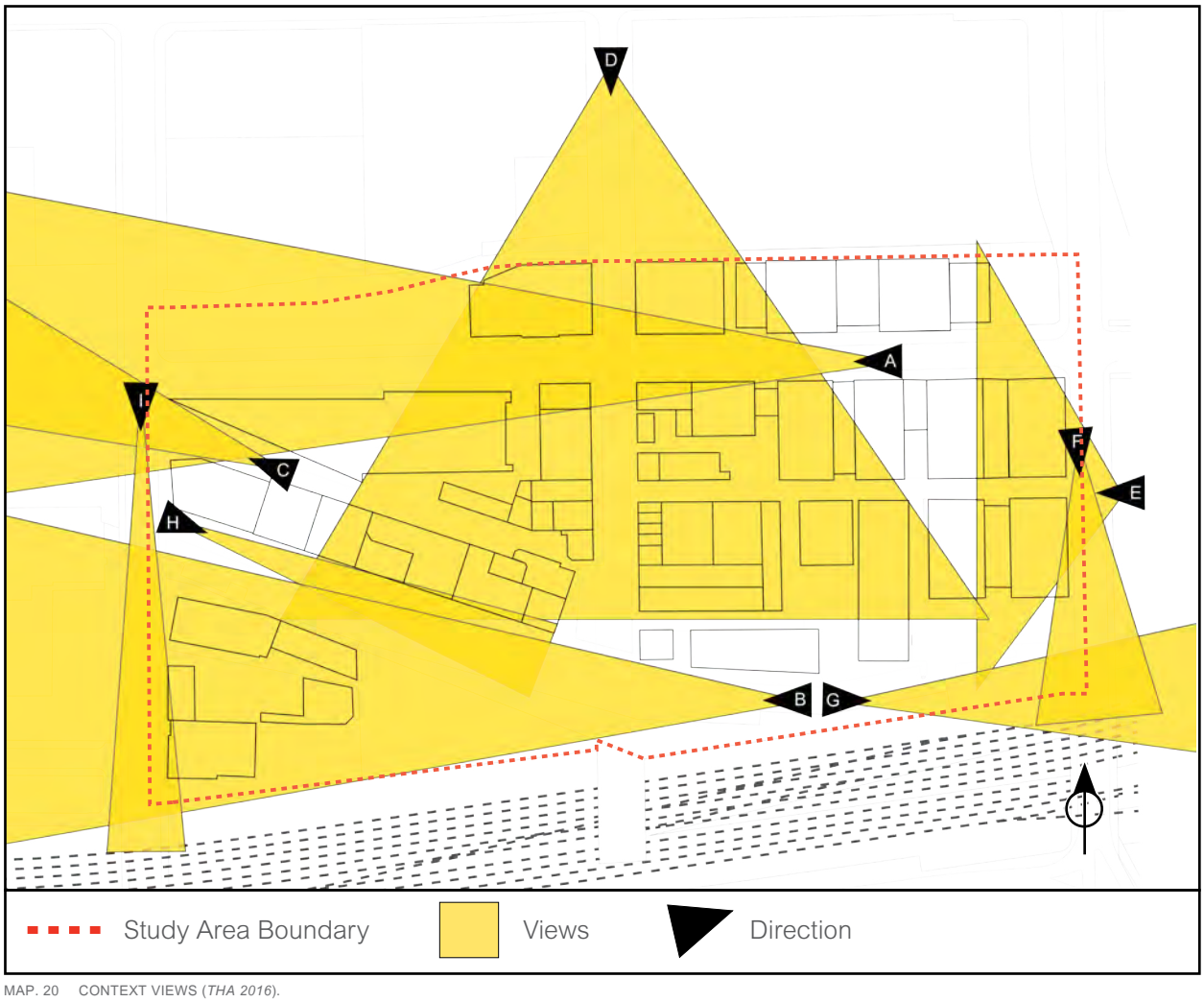
Views in the Study Area are highly prized by visitors and photographers because they can be composed with few modern elements, other than signs, intruding along the line of brick and stone buildings. Several new buildings in the Study Area constructed have been set back vertically and horizontally, thereby diminishing their impact on streetscapes. The prominence of historic buildings in views and streetscapes is strengthened further by relatively narrow streets that help limit vertical views.

From outside the Study Area, there are memorable and historic views from trains traveling along the USRC and from cars on the Gardiner Expressway. These views, looking northwest or northeast, put the Stone Distillery in the foreground. Views to the historic buildings from outside the Study Area are limited in number due to the orientation of the streets and buildings and the scale of buildings in the surrounding neighbourhoods.

The views described in this section were identified by THA during the course of the HCD Study and have been grouped into two categories – 'context' and 'content' views. These categories are defined and then each view described in text and photographs and depicted on a map. The descriptions and maps provide a generalized explanation of the view, including its starting and termination points, extent and content. With the exception of the views identified in the Statement of Cultural Heritage Value, the views identified in this section should be considered illustrative rather than definitive and refined during the HCD Plan phase.

Context Views

Context views exist both from within and outside the Study Area. These include references which serve to situate the area within the wider urban and geographic landscape, contrasts with modern and contemporary landscapes which emphasize the area's heritage attributes, and gateways which serve to define entrances and edges to the area. These types of contextual views often act in tandem, and they have been identified to reflect the heritage value and attributes of the Study Area and its surroundings.



MAP. 20 CONTEXT VIEWS (*THA 2016*).

VIEW	FROM	TO	RATIONALE
A	Mill Street – north side between Trinity Street and easternmost historic façade before Cherry Street	Downtown Skyline	A grouping of the area's characteristic, low-rise historic buildings in the foreground, with a grouping of contrasting high-rise modern and contemporary buildings in the distance, situating the Study Area in relation to a known urban landscape and to the city's shoreline.
B	Distillery Lane – between Rack House Mews and Trinity Street	Downtown Skyline	A grouping of the area's characteristic, low-rise historic buildings in the foreground, with a grouping of contrasting high-rise modern and contemporary buildings in the distance, situating the area in relation to a known urban landscape and to the city's shoreline.
C	Gristmill Lane	Downtown Skyline, Parliament Square Park	A grouping of high-rise modern and contemporary buildings in the distance, framed by contemporary buildings in the foreground built on an historic oblique laneway – situating the area in relation to a known urban landscape and contrasting with the typical urban street patterns.
D	Trinity Street – between Front Street and Mill Street	Rack House D (Bldg. 42) and 18 Trinity Street	A pair of characteristic, facing, low-rise historic buildings on either side of a main axis, set between contrasting mid- and high-rise contemporary buildings, defining an entrance to the area.
E	Cherry Street – east side at Tank House Lane	Tank House 10 (Bldg. 50) and Rack House J (Bldg. 65)	A pair of characteristic, facing, low-rise historic buildings on either side of a key laneway, set between contrasting mid- and high-rise contemporary buildings, defining an entrance to the area.
F	Cherry Street – west side between Mill Street and Distillery Lane	Cherry Street Interlocking Tower and USRC Subway	A recognizable railway structure above the historic subway with characteristic, historic façades in the foreground, situating the area in relation to the historic railway corridor and the shoreline.
G	Distillery Lane – between Trinity Street and Rack House Mews	Cherry Street Interlocking Tower and USRC	A recognizable railway structure along the railway corridor, situating the area in relation to the historic railway corridor and the shoreline.
H	Parliament Street	Grist Mill, Distillery and Fermenting Cellar (Bldgs. 3, 5, 6); USRC	An architectural landmark in the distance, with contemporary buildings in the foreground, and the continous railway corridor along one side.
I	Parliament Street – at Mill Street	Parliament Street Subway and USRC	The railway corridor and historic subway seen along a boundary street.

FIG. 44 CONTEXT VIEW A (*THA 2016*).

FIG. 45 CONTEXT VIEW B (*THA 2016*).

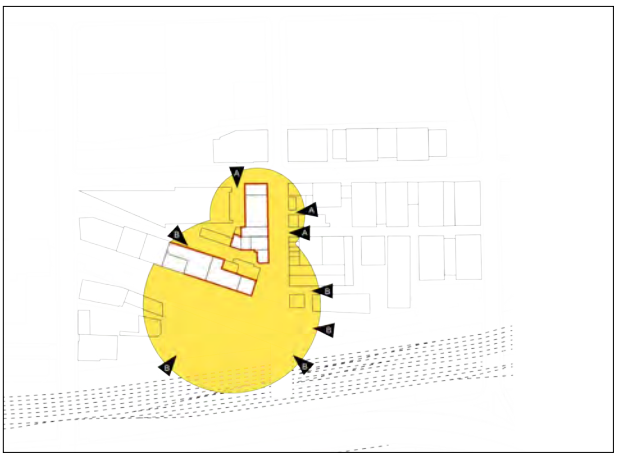
FIG. 46 CONTEXT VIEW C (*THA 2016*).

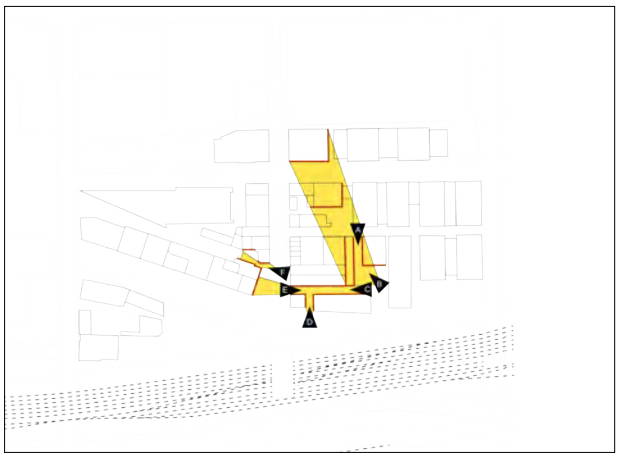
FIG. 47 CONTEXT VIEW D (*THA 2016*).

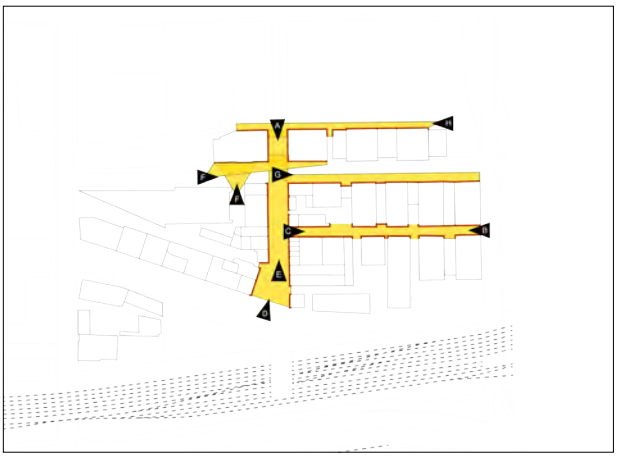
FIG. 48 CONTEXT VIEW E (*THA 2016*).

FIG. 49 CONTEXT VIEW F (*THA 2016*).

FIG. 50 CONTEXT VIEW G (*THA 2016*).







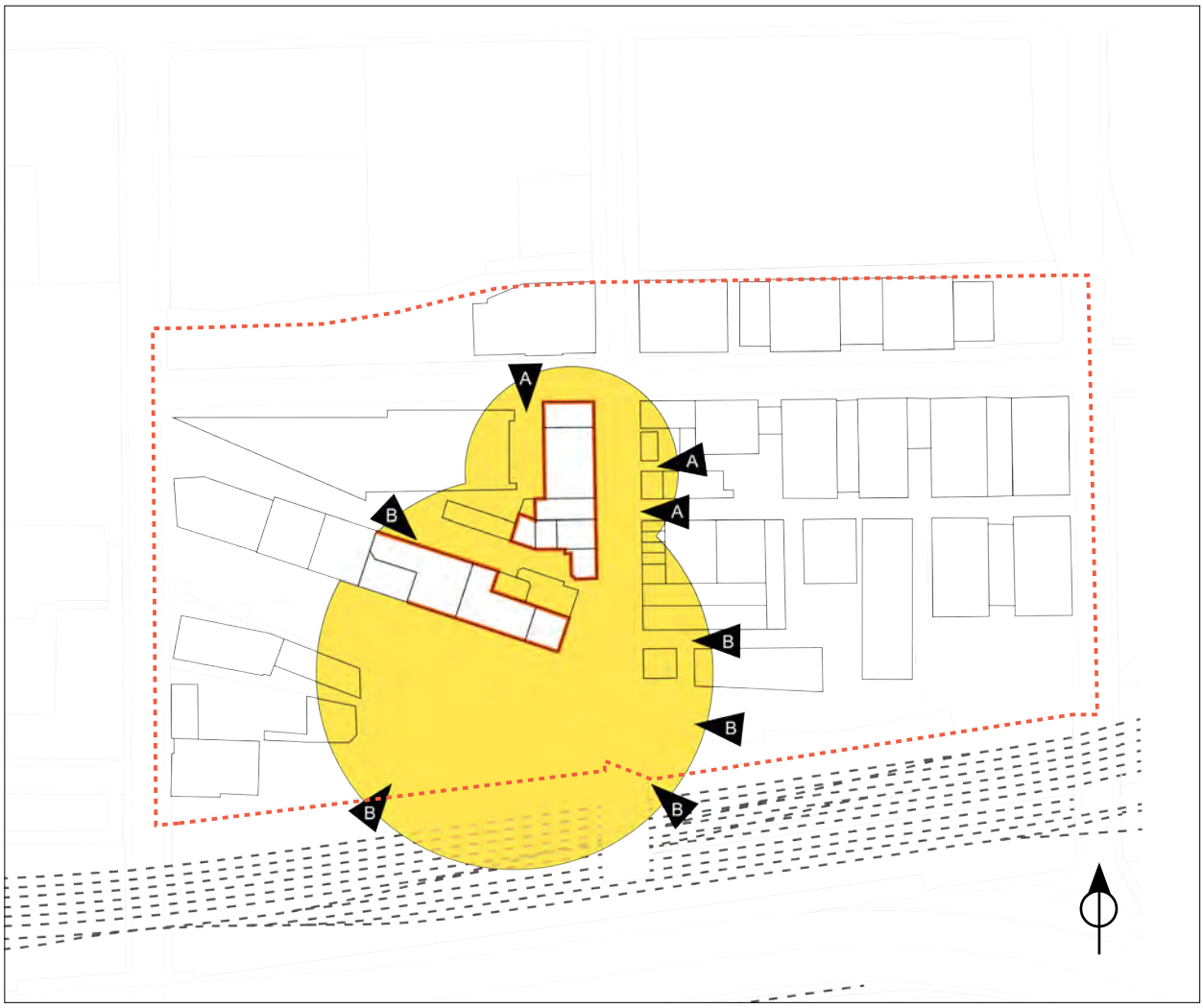
MAPS. 21-23 CONTENT VIEWS: ARCHITECTURAL LANDMARKS, INDUSTRIAL CONNECTIONS AND STREETSCAPES (*THA 2016*).

Content Views

Content views generally exist within the Study Area. These include the area's architectural landmarks featuring multiple historic façades and silhouettes, continuous historic façades within both one and two-sided streetscapes, and the industrial connections which make historic operational relationships between buildings legible. These types of content views often overlap and can be experienced from multiple vantage points. They have been identified to reflect the heritage value and attributes of the Study Area, and have been separated into the following groups:

- Architectural Landmarks
- Industrial Connections
- Streetscapes

Architectural Landmarks



MAP. 21 CONTENT VIEWS: ARCHITECTURAL LANDMARKS (*THA 2016*).

VIEW	FROM	TO	RATIONALE
A	Mill Street, Trinity Street, Secondary squares and Minor Laneways	Cooperage and Maltings (Bldgs. 28, 31, 32, 33, 34, 35, 36)	Connected historic buildings of design value presenting multiple façades, characterized by their varying rooflines and resulting silhouettes.
B	Main Square, Distillery Lane, Trinity Street, Case Goods Lane, Gristmill Lane, Union Station Railway Corridor, Gardiner Expressway	Grist Mill, Distillery and Fermenting Cellar (Bldgs. 3, 5, 6)	Connected historic buildings of design value presenting multiple façades, characterized by their scale and prominence within the area.

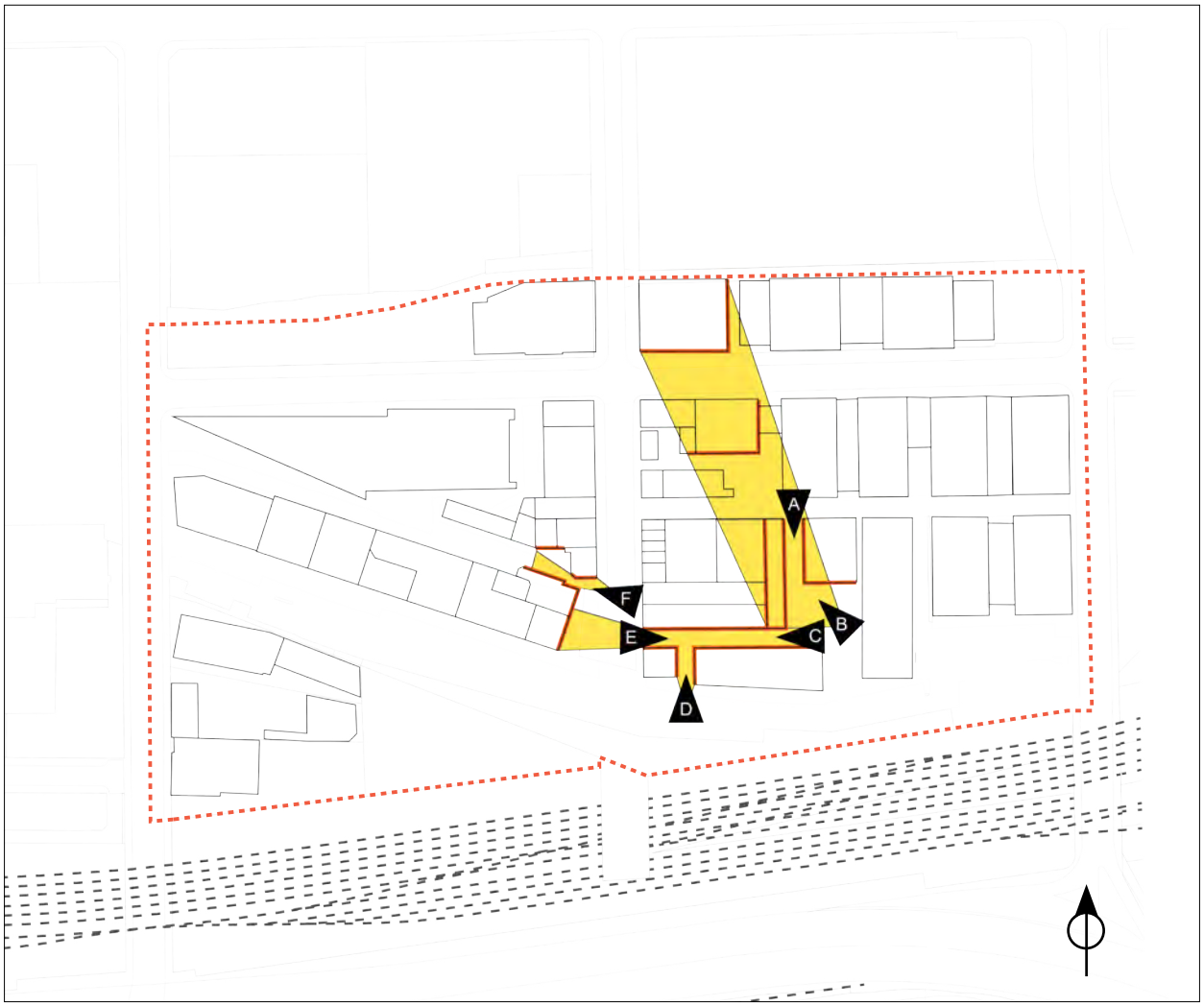
FIG. 51 CONTENT VIEWS: ARCHITECTURAL LANDMARKS A (*THA 2016*).

FIG. 52 CONTENT VIEWS: ARCHITECTURAL LANDMARKS A (*THA 2016*).

FIG. 53 CONTENT VIEWS: ARCHITECTURAL LANDMARKS B (*THA 2016*).

FIG. 54 CONTENT VIEWS: ARCHITECTURAL LANDMARKS B (*THA 2016*).

Industrial Connections



MAP. 22 CONTENT VIEWS: INDUSTRIAL CONNECTIONS (*THA 2016*).

Views

Key Façades

Study Area Boundary

Direction

VIEW	FROM	TO	RATIONALE
A	Tank House Lane	Pure Spirit Mews	Visible industrial operational relationships between historic buildings through surviving connecting fittings across a narrow, two-sided streetscape.
B	Secondary square (between Pure Spirit and Rack House Mews)	Pure Spirit Mews, Tank House Lane, Rack House D (Bldg. 42) and the Boiler House (Bldg. 46)	Visible industrial operational relationships between historic buildings through surviving connecting fittings and other built features seen across the depth and layering of multiple streets and laneways.
C	Pure Spirit Mews	Case Goods Lane, Grist Mill (Bldg. 3)	Visible industrial operational relationships between historic buildings through surviving connecting fittings across a narrow, two-sided streetscape.
D	Distillery Lane	Case Goods Lane	Visible industrial operational relationships between historic buildings through surviving connecting fittings across a narrow, two-sided streetscape.
E	Trinity Street	Case Good Lane	Visible industrial operational relationships between historic buildings through surviving connecting fittings across a narrow, two-sided streetscape.
F	Main Square	Grist Mill Lane	Visible industrial operational relationships between historic buildings through surviving connecting fittings across a narrow, two-sided streetscape.

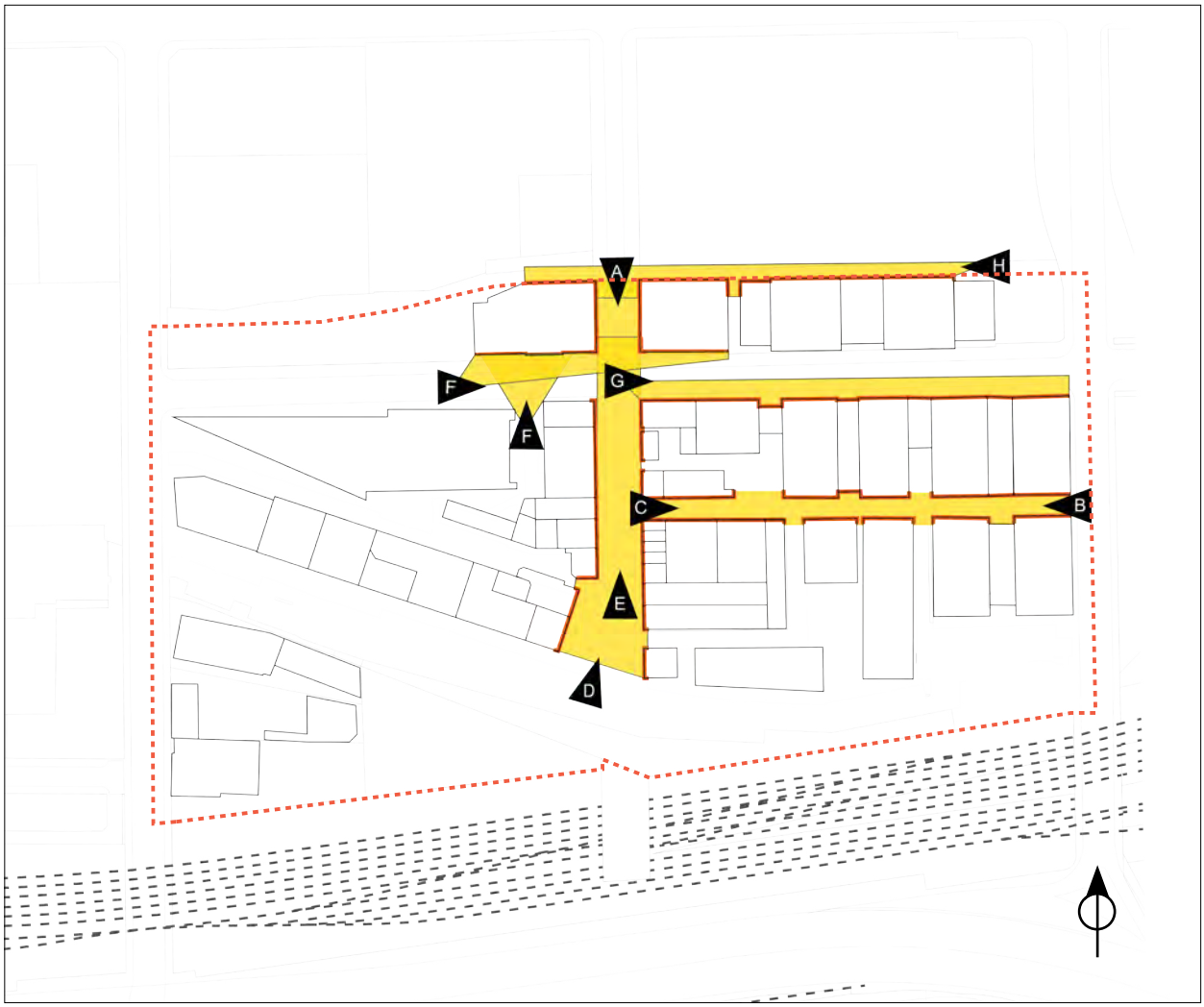
FIG. 55 CONTENT VIEWS: INDUSTRIAL CONNECTIONS A (*THA 2016*).

FIG. 56 CONTENT VIEWS: INDUSTRIAL CONNECTIONS C (*THA 2016*).

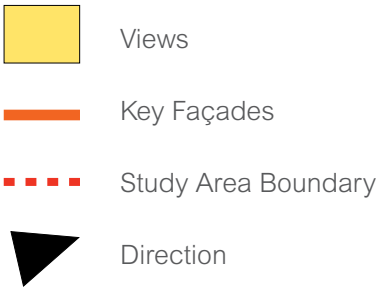
FIG. 57 CONTENT VIEWS: INDUSTRIAL CONNECTIONS D (*THA 2016*).

FIG. 58 CONTENT VIEWS: INDUSTRIAL CONNECTIONS F (*THA 2016*).

Streetscapes



MAP. 23 CONTENT VIEWS: STREETSCAPES (*THA 2016*).



VIEW	FROM	TO	RATIONALE
A	Trinity Street – Northern edge of Rack House D (Bldg. 42) and 18 Trinity Street	Trinity Street	Two-sided streetscape of continuous historic façades along a main axis, including the signed industrial overhead connection.
B	Cherry Street	Tank House Lane	Two-sided streetscape of continuous historic façades along a key laneway.
C	Trinity Street	Tank House Lane	Two-sided streetscape of continuous historic façades along a key laneway.
D	Main Square, Trinity Street	Main Square, Trinity Street	Two-sided streetscape of continuous historic façades along a key axis.
E	Trinity Street	Trinity Street	Two-sided streetscape of continuous historic façades along a key axis, including the signed industrial overhead connection.
F	Mill Street - between Parliament and Trinity Streets; and secondary laneway	Mill Street (north side)	One-sided streetscape of continuous historic façades.
G	Trinity Street	Mill Street (south side)	One-sided streetscape of continuous historic façades.
H	Secondary laneway - Eastern edge of historic buildings before Cherry Street	Secondary laneway (between Trinity and Cherry Streets, south side)	One-sided streetscape of continuous historic façades.

FIG. 59 CONTENT VIEWS: STREETSCAPES A (*GOOGLE, 2016*).

FIG. 60 CONTENT VIEWS: STREETSCAPES A (*THA 2016*).

FIG. 61 CONTENT VIEWS: STREETSCAPES B (*THA 2016*).

FIG. 62 CONTENT VIEWS: STREETSCAPES D (*THA 2016*).

FIG. 63 CONTENT VIEWS: STREETSCAPES E (THA 2016).

FIG. 64 CONTENT VIEWS: STREETSCAPES F (THA 2016).

FIG. 65 CONTENT VIEWS: STREETSCAPES G (*THA 2016*).

FIG. 66 CONTENT VIEWS: STREETSCAPES H (*THA 2016*).

SUMMARY

The Distillery District Study Area contains a set of approximately 40 buildings dating from the 1850s through to the early 2000s. Brick and stone are the predominant materials found within the Study Area, with the exception of small, light-industrial buildings located on Parliament Street. Other than the Stone Distillery and Fermenting Cellar (Bldgs. 2-7), the set of approximately 40 historic structures constructed from the 1850s to the turn of the 20th century for Gooderham & Worts were constructed in red brick, mostly to the designs of two architects – David Roberts Sr. and his son David Roberts Jr. The Case Goods Warehouse (Bldg. 74) is newer and constructed of a lighter coloured brick in a more modern style. The large Stone Distillery, which is the oldest extant structure in the Study Area, is unique in its construction, scale and form to the Study Area and serves as a landmark in Toronto. The continued use of the industrial site's spatial organization creates a unique pedestrian environment, one that is augmented by the consistent architectural forms and material vocabularies.

In spite of new construction, adaptive reuse projects and current retail and restaurant functions of many buildings, the industrial past of the Study Area is unmistakably present due to the industrial forms of the buildings, the unique street patterns and the survival of many industrial fittings and fixtures on the exterior of the buildings. The character and value of the site are captured in a number of views and vistas in the area. Some communicate the important architectural and historical associations of the site, while others rely on a contextual lens to situate the Study Area as a distinct area, with unique characteristics within the broader urban fabric. The area's authenticity as a place dating to the beginnings of Toronto's history of manufacturing is reinforced by archaeological evidence interpreted onsite where the Gooderham & Worts windmill once stood.

6.2 EXISTING HERITAGE PROTECTIONS

The Study Area is subject to several heritage protection mechanisms.

ONTARIO HERITAGE ACT (1974) DESIGNATION UNDER PART IV, SECTION 29

An Act to provide for the Conservation, Protection and Preservation of the Heritage of Ontario the Ontario Heritage Act came into effect in 1975. Under Part IV (Conservation of Buildings of Historic or Architectural Value), municipalities are permitted to enact by-laws designating property of heritage value. In 1976, the City of Toronto passed by-law no. 154-76 to "designate the Gooderham & Worts Complex at 2 Trinity of architectural value." Schedule A provides a written description of the parcels to which the by-law applies, however there is no survey included. Schedule B includes the following reasons for designation:

> *The Gooderham & Worts Complex, 2 Trinity Street at Mill Street; 1860s and later by David Roberts and others is designated on architectural grounds. The Gooderhm Complex is out outstanding architectural importance as one of the best preserved, if not the best preserved, nineteenth century industrial complex in Canada. Industrial operations have been continuous on this site since the early nineteenth century and the buildings are symbolic of much of Toronto's development. The complex itself, by being a self-contained unit, forms an extremely important streetscape, the character of which is not equalled elsewhere in Toronto.*

Based on the written description, THA has illustrated the boundaries of the designated property (Map 24).

In 1997, the City of Toronto designated the property at 18 Trinity Street 'as being of architectural and historical interest'. The reasons for designation are stated as:

> *The property at 18 Trinity Street is recommended for designation for architectural and historical reasons. The General Distilling Company Building was constructed in 1902 according to the designs of the important Toronto architect, David Roberts Jr. The building housed a still house and warehouses for the industrial-alcohol subsidiary of Gooderham and Worts, which produced acetone for munitions during World War I. The General Distilling Company Building typifies the industrial architecture of the early 20th century with its red brick surfaces and Classical detailing. Important exterior features are the arrangement of the 3-storey centre block flanked by 2-storey wings and the Classical detailing.*
>
> *The General Distilling Building anchors the northwest corner of the Gooderham and Worts complex a Trinity and Mills Street at the south end of the Trinity Street neighbourhood. As the last surviving remnant of the General Distilling Company, the building is related historically and architecturally to the Gooderham and Worts complex, Canada's oldest distillery.*

This property is currently in the ownership of the Province of Ontario which is exempt from Part IV of the Ontario Heritage Act. Instead, Part III.1 of the OHA, Standards & Guidelines for Conservation of Provincial Heritage Properties, applies to properties owned and occupied by provincial ministries and prescribed public bodies.

ONTARIO HERITAGE ACT (1990) MUNICIPAL HERITAGE EASEMENTS UNDER PART IV, SECTION 37

Under the OHA (Section 37), municipalities may register easements on the title of real property. Easements are approved by both the City and the property owner. Beginning in 1995, the City of Toronto entered into easements with the property owner of the Distillery District. The easements identify the reason why each building is significant as well as permitted alterations. Generally, the reasons for significance are architectural and based on the 1994 descriptions provided in Report 9 of the Gooderham & Worts Heritage Plan. The easements also identify external pipes and pipe bridges as part of the buildings and are included as part of the Reasons for Identification where applicable. In addition, the easements reference heritage equipment and fixtures to be conserved. This is based on the descriptions and photographs contained in Report No. 5 of the Heritage Master Plan entitled 'Heritage Equipment Registry'.

The easements are illustrated on Map 27. The easements are used by City Planning staff when evaluating proposals for alterations and additions to the buildings.

HISTORIC SITES AND MONUMENTS BOARD OF CANADA COMMEMORATION

Established in 1953 through the Historic Sites and Monuments Act, the mandate of the Historic Sites and Monuments Board of Canada (HSMBC) is to advise the Government of Canada, through the Minister of the Environment, on the commemoration of nationally significant aspects of Canada's history. Through evaluation and recommendation to the Board, the Minister declares a site, event or person to be of national significance.

In 1988, an HSMBC Board Paper was prepared for the Gooderham & Worts complex. In November 1988, the complex was declared a National Historic Site of Canada (MAP 26). In 2005, the complex was included on the Canadian Register of Historic Places with a Statement of Significance. The site was declared to be of national historic and architectural importance because "it is am imposing landmark, containing a number of building that collectively bears witness to the evolution of the Canadian distilling industry".

Recognition as a National Historic Site of Canada is a commemoration, typically identified through a bronze, bilingual plaque located in an area associated with the place, person or event. There are no required approvals for interventions such as additions to or demolition of identified buildings/ structures.

GOODERHAM & WORTS HERITAGE MASTER PLAN

(VARIOUS AUTHORS)

In 1994, a series of co-ordinated reports comprising the Gooderham & Worts Heritage Master Plan was completed. The purpose was to provide the necessary information and assessments to determine the best course of action for conservation and adaptive reuse of the site's heritage resources. The Plan included the following 12 reports:

History/Archaeology

1. Aboriginal and Early European Settlement by Stephen A Otto / du Toit Allsopp Hillier, 1994.
2. Gooderham & Worts Distillery: Heritage Buildings & Significance by Stephen A. Otto, 1988.
3. Oral History by Historica Research Limited, 1994.

Archival Record

4. Inventory of Archival Sources by Stephen A. Otto, 1994.

Industrial Archaeology and Interpretation

4a. Supplement to Inventory of Archival Sources by Stephen A. Otto, 1994.

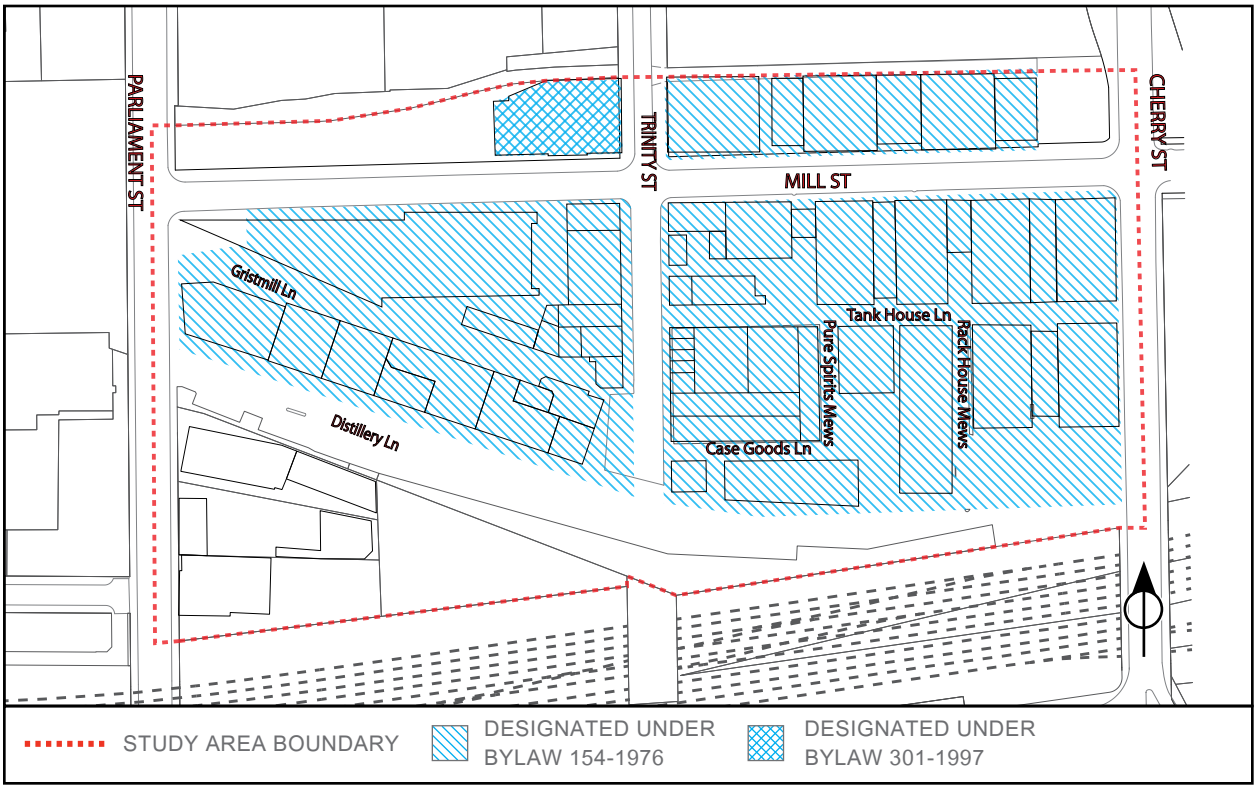
5. "Heritage Equipment Registry by David Nasby & Associates in association with Historica Research Limited and Calbeck Research Associates Inc., 1994.
6. Industrial Heritage Assessment and Interpretation Programme by Historica Research Limited and David Nasby and Associates, 1994.

Landscape

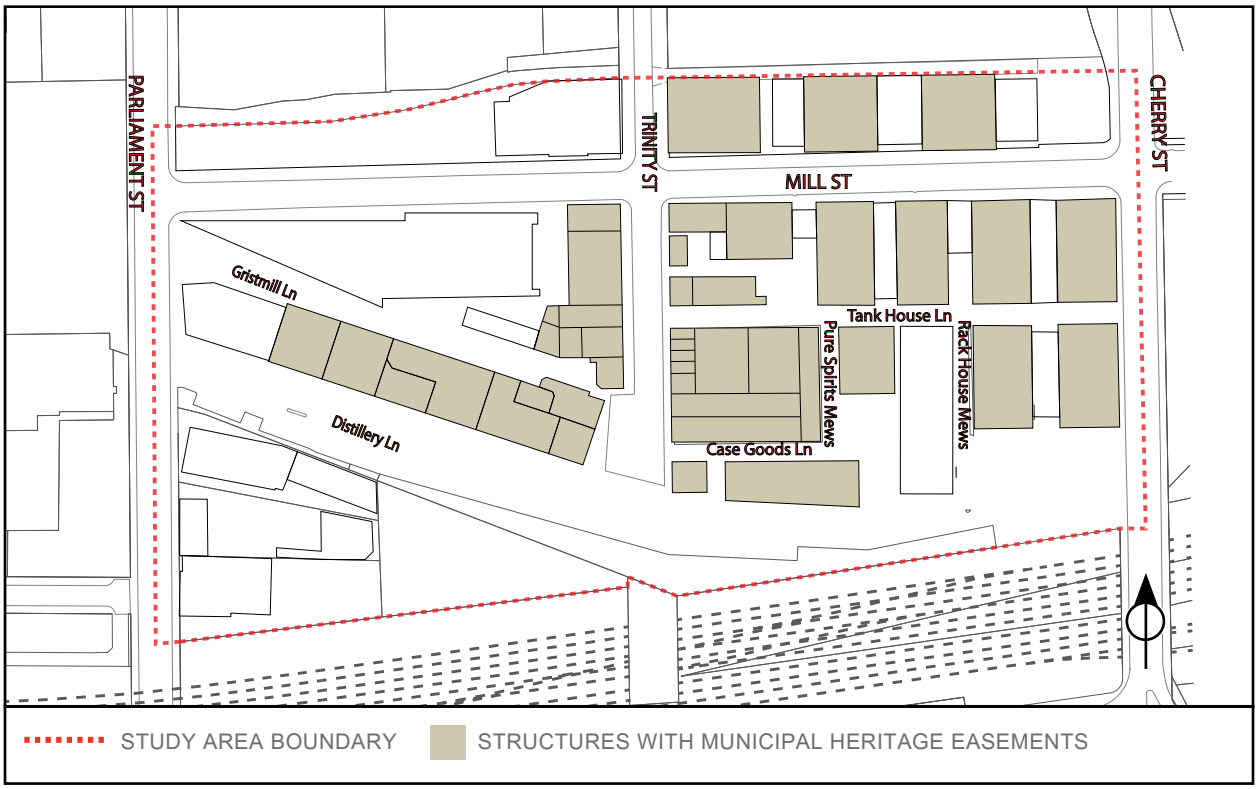
7. Landscape History, Inventory and Guidelines by du Toit Allsopp Hillier, 1994.

Architecture

8. Photographic Record.



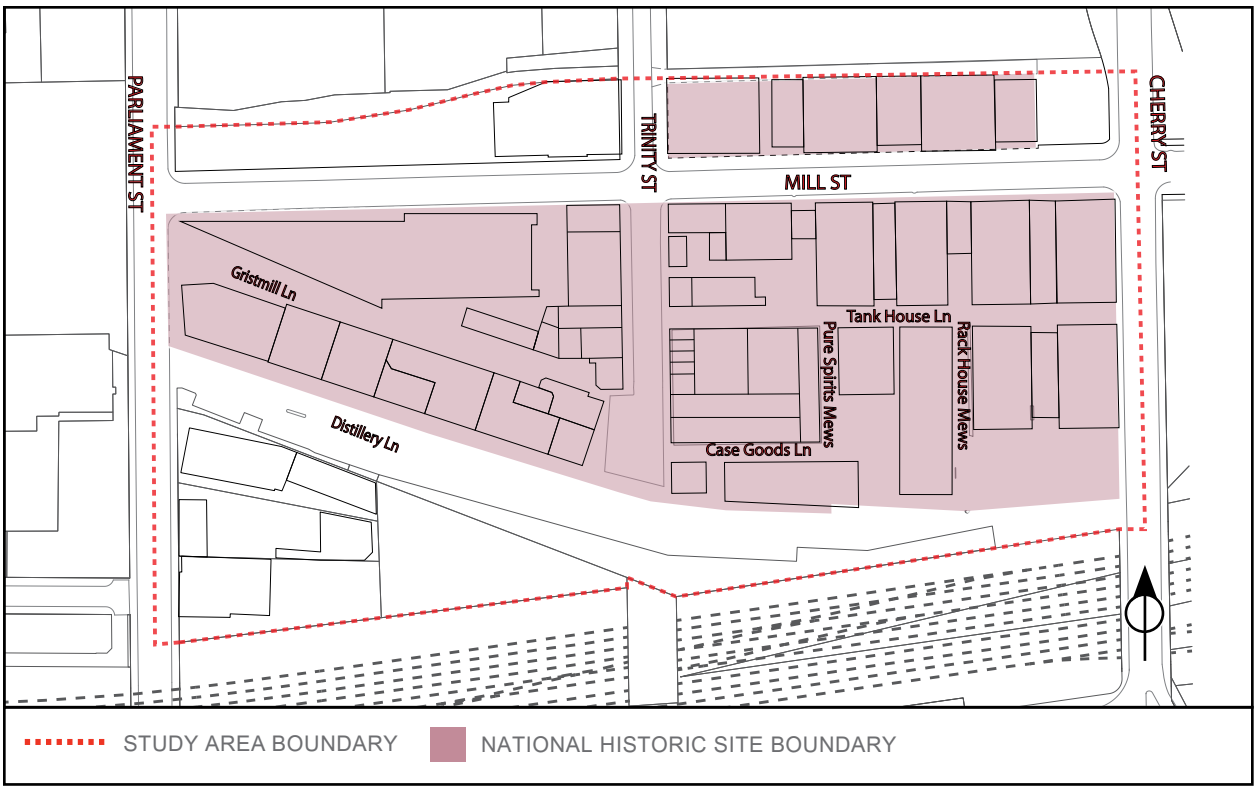
MAP. 24 DISTRICT UNDER PART IV DESIGNATION *(CITY OF TORONTO/THA 2016).*



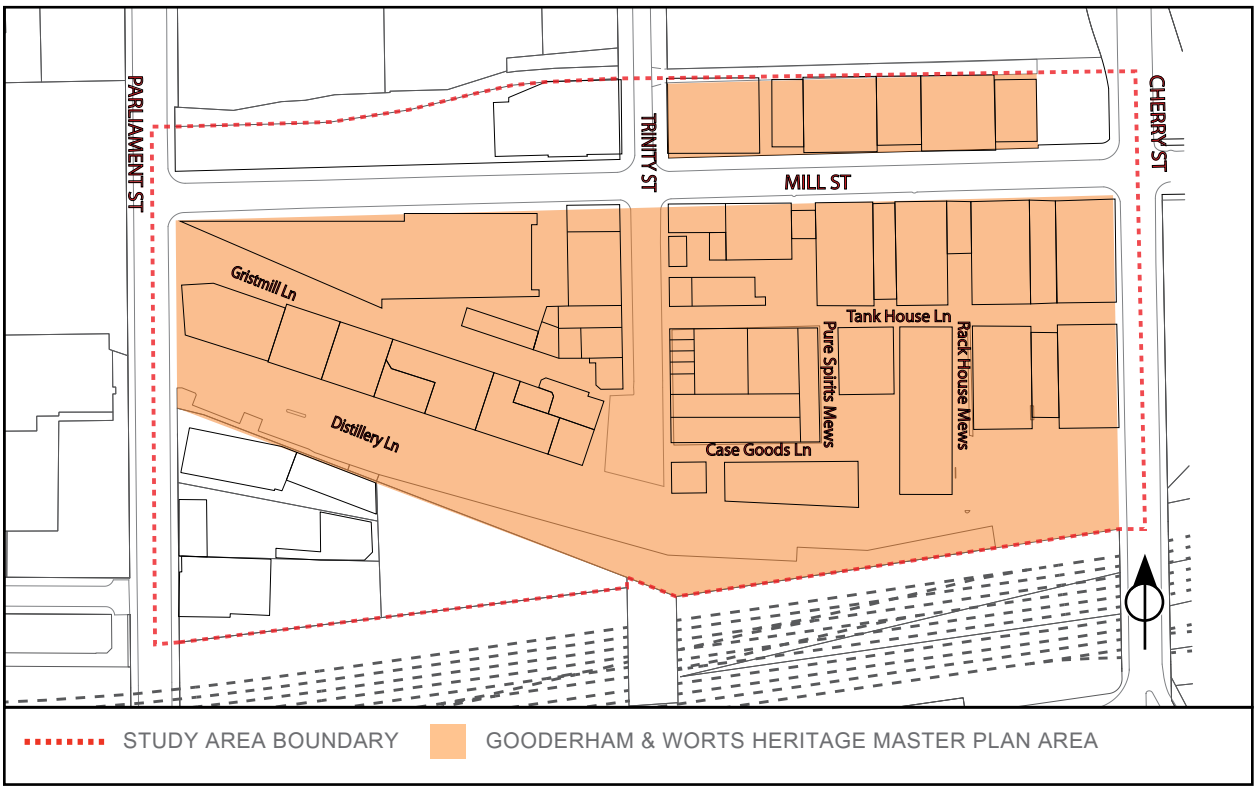
MAP. 25 PLAN OF THE STUDY AREA IDENTIFYING STRUCTURES WITH MUNICIPAL HERITAGE EASEMENTS *(CITY OF TORONTO/THA 2016).*

9. Building Descriptions by Spencer R. Higgins, Architect Incorporated, 1994.
10. Architectural Drawings by Roger du Toit Allsopp Hillier, 1994.
11. Conservation and Adaptive Re-use Guidelines reprinted from Polymath and Thaumaturge Inc., 1990. This report was written in 1990 for the Toronto Historical Board prior to preparation of the development proposal for the site.
12. Schematics for Adaptive Re-use by Roger du Toit Allsopp Hillier, 1994.

THA reviewed all of the above reports during the course of the HCD Study, with the exception of Report 8 Photographic Record which could not be located. Each individual report is a thorough exploration and description of its topics. As a whole, the series is an authoritative, though not legally binding document which describes the complex's historical evolution. The landscape and architectural descriptions consider the complex as a whole including the built form, open space/lanes and views. The guidelines for adaptive reuse were based on contemporary conservation principles and informed by a development scenario that anticipated office reuse within the area. The Plan informed the subsequent municipal heritage easements between the City and the property owner.



MAP. 26 NATIONAL HISTORIC SITE *(CITY OF TORONTO/THA).*



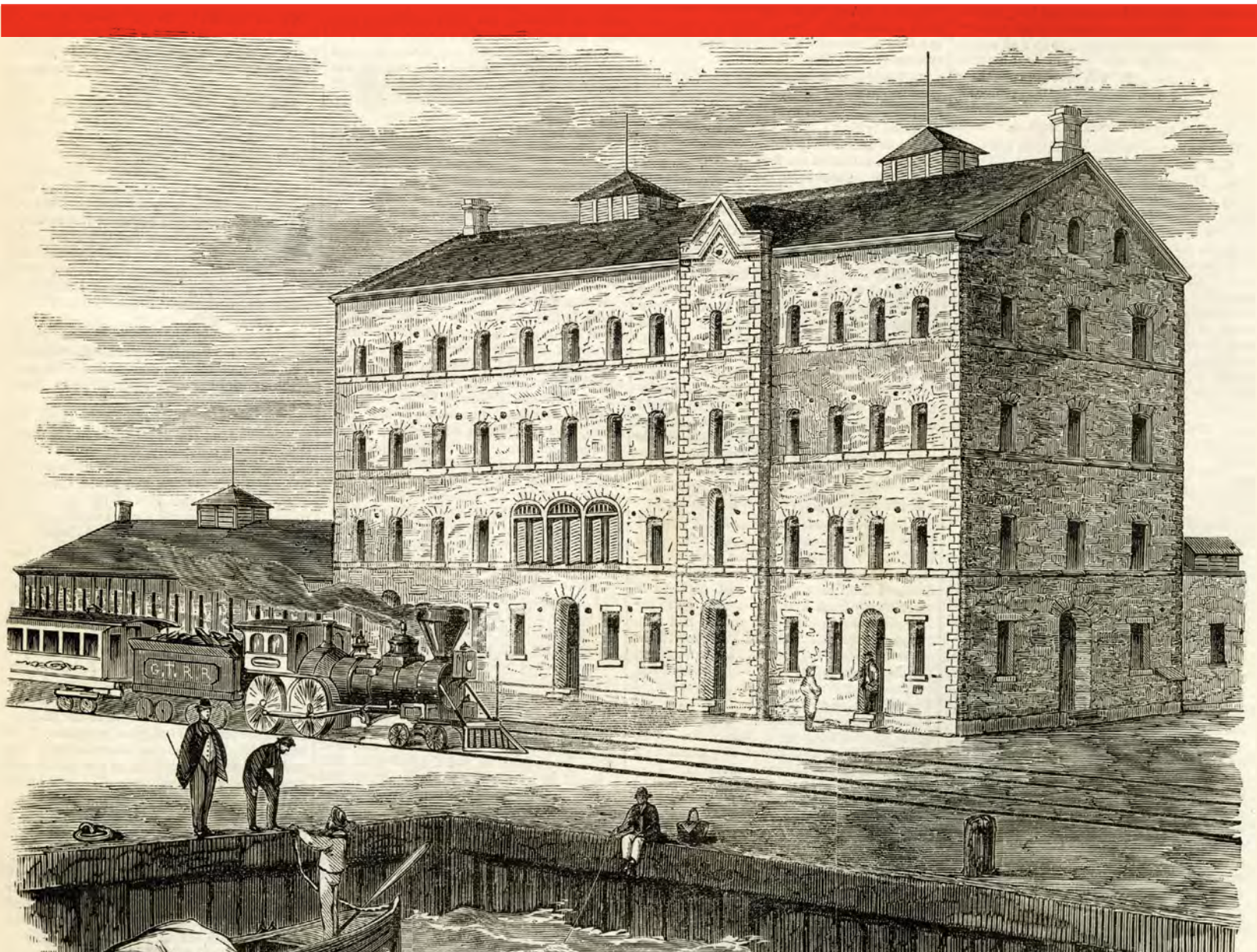
MAP. 27 HERITAGE MASTER PLAN *(CITY OF TORONTO THA).*

The following chart compares the existing heritage protection mechanisms:

	OHA (1976) PART IV DESIGNATION	OHA (1990) PART IV EASMENTS	NATIONAL HISTORIC SITE	HERITAGE MASTER PLAN (1994)
Is the boundary described in words?	YES	YES	YES	YES
Is the boundary illustrated?	NO	NO	YES	YES
Are approvals or permits required for interventions?	YES	YES	NO	NO
Is the heritage value articulated? If so, what are the identified values?	YES Architectural	YES Architectural	YES Architectural and Historical	YES Architectural, Historical & Contextual
Is the place considered as a complex of interrelated buildings and structures?	YES	NO	YES	YES
Does the protection mechanism restrict certain interventions?	YES	YES	NO	YES
Does the protection mechanism permit certain interventions?	YES	YES	NO	YES
Are guidelines for interventions provided? If so, do the guideline address:	NO	YES	NO	YES
Built Form	NO	YES	NO	YES
Signage	NO	YES	NO	YES
Lighting	NO	YES	NO	YES
Landscape	NO	YES	NO	YES
Open Spaces / Lanes	NO	NO	NO	YES
Views	NO	NO	NO	YES
Does the protection mechanism address known or potential archaeology?	NO	NO	NO	YES

IMAGE:
CANADIAN ILLUSTRATED NEWS, APRIL 25, 1863

EVALUATION OF SIGNIFICANCE



7.0 EVALUATION OF SIGNIFICANCE

DESIGN AND PHYSICAL VALUE

Criterion	Y/N	Significance
Has a rare, unique, representative or early collection of a style, type, expression, material or construction method	Yes	The Study Area contains one of the most complete 19th century industrial complexes in Canada, as well as a cohesive architectural ensemble with a limited and coordinated palette of locally available materials (brick, stone and wood) and colours, consistent and repeated architectural motifs, and a high level of craftsmanship. The Study Area has been the subject of adaptive reuse that has been sensitive to heritage elements. Streetscapes and views within the Study Area continue to provide a sense of place and an appreciation of the architectural qualities of individual buildings as well as architectural groupings. Specific examples of design and physical features of note include, but are not limited to: • The Stone Distillery, which is a particularly fine example of limestone masonry and a rare Canadian example of a large industrial mill constructed in stone that survives from the mid 19th century. Its Italianate detailing, silhouette and scale speak to the confidence that Gooderham & Worts placed in the distilling business and in Toronto as a growing market for the firm's products; • The continuous articulated façades of the Complex Production Process buildings on either side of Trinity Street, specifically the Cooperage and Maltings and the Pure Spirits group, that display the fine brickwork of the Gooderham & Worts buildings but also provide evidence of the matching of the design of buildings to their specific functions; • The functional design of the surviving rack and tank houses, their organization in a functional grid pattern, and their corbelled brickwork, brick voussoirs, brick buttresses, limestone lintels and limestone foundations; • The impressive scale and fortified appearance of Rack House D with its heavy, iron-clad doors, buttressing and shuttered windows on two elevations only; • Design elements aimed at preventing the spread of fire and limiting the damage from explosions, such as the Pump House, the cast-iron façade of the Pure Spirits, the use of brick, stone and slate and the limited use of wood for windows and doors, and fittings for sprinkler systems and fire hydrants; and • Surviving examples of each of the specialized buildings required for each of the processes involved in distilling, including as milling, distilling, malting, offices, testing and development, packaging, bottling, warehousing, aging and transportation.

Criterion	Y/N	Significance
Has a rare, unique, or representative layout, plan, landscape, or spatial organization	Yes	The core of the Study Area is the former Gooderham & Worts distillery complex, which was designed and used for distilling for over 150 years, from the 1830s to the 1980s. The arrangement of buildings and circulation systems initially followed the natural geography of the property in the orientation of the windmill and milling operations in parallel to Lake Ontario's former shoreline and responded to the York town plan in the placement of buildings along Trinity and Mill streets. From the anchor of the Stone Distillery, the enterprise grew in scale and complexity and integrated a railway right-of-way and additional wharves in its operations, it expanded south through infill and intensified development by converting open spaces and residential lots into industrial uses. The result was a series of interconnected buildings along Trinity Street and the grid of rack and tank houses in the east part of the Study Area. As the business evolved and declined, some buildings were demolished along Mill Street, but the core of the distillery remained intact into the 1990s. Adaptive reuse and infill in the Study Area has not diminished the legibility of the original plan or its evolution. The Study Area has a unique spatial configuration due to the organization of its open spaces and lanes which create a positive environment for pedestrians both as circulation routes and areas of congregation. This spatial configuration produces numerous views within the site of architectural landmarks, historic facades and silhouettes as well as views out to the City of Toronto that situate the district within the broader urban context.
Displays a consistently high degree of overall craftsmanship or artistic merit	Yes	The quality of the craftsmanship and artistic merit is evident in both large and small works across the more than 30 buildings, most of which were designed by architects David Roberts Sr. and David Roberts Jr. Four sets of buildings stand out in the Study Area as examples of the level of craftsmanship and artistic merit: the Stone Distillery, the Cooperage and Maltings, the Pure Spirits group and Rack House D. Most industrial buildings of this period in Toronto were not designed by architects and were simple vernacular structures. Most have been demolished or heavily modified. The Stone Distillery is a four-and-a-half storey building constructed of load-bearing limestone walls, each composed of hammer-dressed course rubble. Projecting quoins at the corners and belt courses provide definition to the building. Openings on all exposed elevations feature massive stone sills and lintels and stone voussoirs. The doors have iron hinges, straps, bolts, handles and metal hardware. A hoist beam with a metal rope loop projects from the wall. The Cooperage and Maltings consists of a set of nine buildings that form an uninterrupted façade along Trinity Street and turn the corner westward into Distillery Lane. In addition to displaying the brickwork patterns common to other Gooderham & Worts buildings, the taller buildings have hipped roofs, ornate lanterns and decorative chimney stacks. The Pure Spirits group on the east side of Trinity Street features a long façade composed of five shallow buildings and two longer ones. The shallow buildings were used as still houses and a mash tun room that were naturally lit by large multi-pane windows. The façades are finely detailed with wooden window framing and ironwork. Rack House D is a six-storey warehouse that displays many of the architectural embellishments of other brick structures in the Study Area. Its elevations are composed of brick piers and recessed brick panels, with the bricks at the top of the panels corbelled in an arcade pattern and the bricks at the bottom laid in steps on the stone foundation. The openings have brick voussoirs and stone sills. Windows are symmetrically and rhythmically arranged and fitted with green painted shutters made of galvanized metal cladding over wood frames. Exterior doors are metal clad.

HISTORICAL AND ASSOCIATIVE VALUE

Criterion	Y/N	Significance
Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	Yes	The Study Area is associated with several important individuals, businesses, a railway, and industrial development along Toronto's lakeshore. The closeness of the associations is evident in the design and construction of the Gooderham & Worts buildings, which relate to the financial importance of the business and the status of the people and organizations affiliated with it. With the exception of 43 Parliament Street, all of the land in the Study Area was once under the ownership of the firm commonly known as Gooderham & Worts. Until the early 20th century, it was one of Canada's largest industrial concerns and Canada's largest distillery until the 1910s. During the First World War, the firm created a new company, British Acetones Toronto Limited, which produced acetone and cordite ketone for the Imperial Munitions Board using a new industrial process based on the Weizman process that was co-developed by scientists at the University of Toronto. The distillery enterprise was founded by James Worts in 1831, with William Gooderham joining him as a partner in 1832. William Gooderham, descendants and business associates directly involved in Gooderham & Worts were involved in the distilling business and various financial and railway companies of local, provincial and national importance, including the Bank of Toronto and the Toronto & Nipissing Railway. They were among Canada's wealthiest families until the mid 20th century. Specific individuals that are directly associated with the Study Area and important local, provincial and national business and philanthropic endeavours include: James Worts (1792-1834), William Gooderham (1790-1881), James Worts (1818-1882), William Gooderham (1824-1889), William George Gooderham (1853-1935), and Albert Edward Gooderham (1861-1935). Industrialist and financier Harold (Harry) C. Hatch purchased controlling interest of Gooderham & Worts in 1923. The Study Area is also associated with the hundreds of employees that worked for Gooderham & Worts over its 150 year history – some of whom spent their entire working careers at the distillery. Historically, workers lived in close proximity to the distillery in workers cottages or row houses, some of which are still evident on side streets.
Yields or has the potential to yield information that contribute to an understanding of the history of a community or area	Yes	To date, archaeology on various portions of the Study Area has identified the location of the original Gooderham & Worts windmill and evidence of industrial and residential activities and construction.

Criterion	Y/N	Significance
Demonstrates or reflects the work or ideas of a planner, architect, landscape architect, artist, builder, designer or theorist who is significant to a community	Yes	Two important designers associated with the Study Area are David Roberts Sr. and David Roberts Jr. David Roberts Sr. (1810-1881) was an Irish engineer and millwright who appears to have spent almost all of his career in Canada (from 1845 to the 1870s) working for Gooderham & Worts. He may have also worked on the design of the Carling brewery (1873-5) in London, Ontario, with his son, David Roberts Jr. Roberts Sr. designed the mechanical system for the Toronto General Hospital (1864). His most prominent and widely recognized work was the Stone Distillery (1859) at Gooderham & Worts, but he also designed brick buildings for the firm, including the Cooperage & Maltings and residences on Mill Street (demolished). He worked with his son on the designs for the rebuilding of the Stone Distillery in 1869 following the fire. David Roberts Jr. (1845-1907) designed several works in the Study Area under his own signature, beginning with the handsome Pure Spirits group (5 Trinity Street, 1873). In addition to designing multiple buildings, including many of the rack houses, he was also the architect of the new offices for Gooderham & Worts, the Gooderham Block (Flatiron Building, 49 Wellington Street E., Toronto, 1892), when the firm's office moved away from the distillery. He designed multiple Gooderham residences and industrial buildings for various firms, including two Carling breweries (London, 1873-5 and Toronto, 1898-9). While many of his buildings have been demolished, extant examples include buildings with municipal heritage designations in Toronto - Newman Centre (89 St. George Street, 1891), C.H. Gooderham House (592 Sherbourne Street, 1884), and the Gooderham Block mentioned above. His most luxurious design was a home for George Gooderham, now the York Club (135 St. George Street, 1889).

CONTEXTUAL VALUE

Criterion	Y/N	Significance
Possesses a character that defines, maintains or supports the area's history and sense of time and place	Yes	Buildings, open spaces and views in the Study Area reinforce the area's history and sense of time and place from the founding of Gooderham & Worts to the distillery's closing in 1990. The set of stone and brick distillery buildings are unique in Toronto, individually and as a set, due to the quality of their designs and construction, their Victorian-era architectural embellishments and their physical proximity to one another with distinctive open spaces in between. The unique sense of place is also evident in unique streetscapes and views, including routes that were laid out as public streets (Trinity Street and Mill Street) and internal lanes (Tankhouse Lane, Gristmill Lane, Distillery Lane and Case Goods Lane) resulting from the placement of warehouses and the former railway right-of-way. To the south, the Study Area is adjacent to the Union Station Railway Corridor (USRC) which includes the railway tracks, the Cherry and Parliament street subways and the Cherry Street Interlocking Tower. More broadly, the Study Area is related to heritage resources associated with the Corktown area including the Enoch Turner Schoolhouse and former Canary Restaurant/Palace Street School.
Contains resources that are interrelated by design, history, use and/or setting	Yes	The central part of the Study Area (where Gooderham & Worts operated for more than 150 years) exhibits characteristics and hierarchies typical of a manufacturing complex, with the prime structure – the handsome Stone Distillery – at the core. Offices and product development spaces are located close to the distillery along the Trinity Street axis. Warehouses and workshops are located further away from the heart of the complex but their brick construction and consistent architectural embellishments connect them functionally and temporally to the more prominent structures on Trinity Street.
Is defined by, planned around, or is a landmark	Yes	The landmark status of the Study Area is due to a combination of its widely appreciated history, architecture, cultural activities and social spaces, as well as its physical appearance. The Study Area's architectural works are landmarks in the city due to the quality of the buildings and their consistent architectural materials and forms, as well as the unique quality of the ensemble. The general public understands that the area has a long industrial history due to the unique qualities of the buildings, streetscapes and open spaces, which are distinct from residential and institutional landscapes. Views of historic buildings are used by the City of Toronto, the Province of Ontario, organizers of special events and tourism websites to promote Toronto as a visitor destination.

SOCIAL AND COMMUNITY VALUE

Criterion	Y/N	Significance
Yields information that contributes to the understanding of, supports, or maintains a community, culture or identity within the district	No	
Is historically and/or functionally linked to a cultural group, an organized movement or ideology that is significant to a community plays a historic or ongoing role in the practice or recognition of religious, spiritual or sacred beliefs of a defined group of people that is significant to a community	Yes	The closure of Gooderham & Worts in 1990 was followed by an extensive and on-going program of adaptive reuse of buildings and spaces. A new neighbourhood has emerged in place of a single property with an industrial vocation. Due to the quality of its design and activity connected to commercial, artistic and residential uses, the district has become a landmark in Toronto and a symbol of the living connections between the city's past and present. It is also recognized as being of national historic significance. The adaptive reuse of the distillery buildings for mixed-use purposes not only retained the cultural heritage value of the buildings, but has created a precedent for similar projects and become an important part of the local and national conservation history. The adaptive reuse projects also created new open spaces and a strong public realm that is valued by residents and visitors and permits an appreciation of the area's heritage character.

NATURAL AND SCIENTIFIC VALUE

Criterion	Y/N	Significance
Has a rare, unique or representative collection of significant natural resources	No	
Represents, or is a result of, a significant technical or scientific achievement	No	

DISTRICT INTEGRITY:

A district must demonstrate physical integrity in order to communicate its significance. It is the quality of the interrelationship between the many resources in the district that is crucial to establishing its integrity. The integrity of a district is not the same as its condition. Integrity is addressed through two criteria: visual, functional or historic coherence and authenticity.

Criterion	Y/N	Significance
Visual, functional or historical coherence		
Reflected in the consistency or resource related to the cultural heritage values and character of the district. It can be determined by analyzing resources in a district to understand if there are common thematic, architectural or associative characteristics that unify, relate to, and communicate the cultural heritage values of the district		The heritage values of the Study Area are related to its ownership and use by Gooderham & Worts, as well as to the area's historical associations with Toronto's lakeshore and railways. The Study Area's coherence with values related to Gooderham & Worts is due to its architectural cohesion evident in the overwhelming use of brick and limestone, with repeated ornamental detailing and forms. Coherence is also expressed in the Study Area's ability to communicate, almost effortlessly, its industrial past due to the architecture of the buildings, their placement on a grid plan, their physical proximity to one another, and the survival of hundreds of fixtures and fittings needed to power and service buildings and machinery and to move good and people around the Gooderham & Worts plant. The Study Area's coherence with values related to its historical associations with Toronto's lakeshore and railways is related to the oblique alignment of the Stone Distillery that follows the former edge of the lakeshore, the survival of the alignment of the GTR railway right-of-way, and the area's proximity to the Union Station Railway Corridor.
Authenticity		The Study Area speaks honestly and directly to the rise of Gooderham & Worts from a small milling and distilling operation in the 1830s into Canada's largest distillery by the end of the 19th century. While the overall appearance of the Study Area has changed since the late 1990s with the construction of new multi-storey mixed-use developments and the adaptive reuse of almost all buildings, the essence of Gooderham & Worts as a distillery built for a single company and focused on a limited range of products remains at the core of the area's character and physical attributes. It is also strengthened by the distinctive presence of the Stone Distillery.

PHOTOGRAPH:
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