



RECOMMENDATIONS



8.0 RECOMMENDATIONS

8.1 STATEMENT OF CULTURAL HERITAGE VALUE

CULTURAL HERITAGE VALUE

The Gooderham & Worts Heritage Conservation district is of exceptional heritage value due to its historical associations, its architecture and craftsmanship, its location, landscape and environment, and its social presence. The district contains dozens of structures erected by Gooderham & Worts from 1859 (the Stone Distillery) to 1927 (Case Goods Warehouse). In the late 19th century, Gooderham & Worts was one of the largest distilling operations in the world and the largest in Canada. Since closing in 1990, its properties have been the subject of numerous adaptive reuse projects for various commercial, business, artistic and residential functions. The district is a landmark in the city and a symbol of its vitality.

The primary period of significance for the district is identified as 1859 – 1927 which encompasses the apex of production on the site and corresponds with the largest facility size and diversity of distillates being produced.

Historic and Associative Values

The Gooderham & Worts property, just east of the former Parliament Buildings, was acquired by James Worts in 1831 from the Crown's expansion and subdivision of the York townsite for a hospital endowment. The firm's first industrial building – a brick windmill – served as an important landmark along the lakeshore for 30 years; the foundation and other evidence of the windmill are preserved as an archaeological site in the district near the former shoreline of Lake Ontario. The firm's holdings expanded to include multiple consumer and industrial distilling buildings, residences, a feed lot, warehousing, a lakeside elevator and warehouses, a bottling plant, rail sidings, etc. Profits from the

Gooderham & Worts distilling business were invested by the owners' families in many ventures of exception importance to Toronto, including banks, railways (including the Toronto & Nipissing Railway), insurance companies, and philanthropic organizations.

Specific individuals that are directly associated with the district 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.

Two important designers associated with the district 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 Maltings & Cooperage 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 district under his own signature, beginning with the handsome Pure Spirits complex (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 distilling works. 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).

The district 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 in the Corktown neighbourhood.

Design and Physical Values

The buildings in the district represent a large portion of the structures constructed during by Gooderham & Worts in the period when the distilling business flourished, from the 1860s to the 1910s. The district is anchored by the Stone Distillery, a massive limestone structure that is a rare surviving example of a mid 19th century building that was designed to house a full suite of industrial processes from the handling of raw materials to packaging. A large set of brick buildings represent a cohesive architectural ensemble using a limited, expertly crafted palette of brick, stone and wood. Most of the brick buildings feature corbelled brickwork, brick voussoirs, brick buttresses, limestone lintels and limestone foundations. Many of the Gooderham & Worts buildings are unexpectedly ornate in decoration while being highly functional in their plans and organization. The adaptive reuse of the buildings has conserved architectural forms and details, as well as many industrial fittings and fixtures, such as piping, conveyors, walkways, fire escapes and hoists.

The district 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.

Contextual Values

The district's historic land uses, spatial organization and land forms provide a clear view into an industrial landscape and demonstrate the strong bond between Toronto's industrial growth and the city's harbourfront history. The arrangement of buildings and circulation systems for Gooderham & Worts initially followed the natural geography of the property in the orientation of the windmill and milling operations in parallel to the 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, expanding south through infill and within its boundaries by converting open spaces and residential lots into industrial uses. The Gooderham & Worts property integrated a portion of the Toronto & Nipissing Railway right-of-way in its holdings. By the early 1900s, the operation included nearly 40 buildings on the axis of Trinity and Mill streets, including the grid of rack and tank houses on the east part of the district. Over time, some buildings were demolished along Mill Street, but the core of the distillery remained intact until the operation closed in 1990.

Adaptive reuse and infill in the district, as well as the severance of lakeside lots from the Gooderham & Worts holdings after the construction of the Union Station Railway Corridor (USRC), has not diminished the legibility of the original plan or its evolution. The district maintains a strong relationship to the USRC which includes the railway tracks, the Cherry and Parliament street subways and the Cherry Street Interlocking Tower. The district is located adjacent to the First Parliament site and The Esplanade, a former railway alignment that continued into the Gooderham & Worts complex. More broadly, the district is related to heritage resources associated with the Corktown area including the Enoch Turner Schoolhouse and former Canary Restaurant/Palace Street School.

Social Values

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. 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. 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.

DESCRIPTION OF HISTORIC PLACE

The Gooderham & Worts Heritage Conservation district is bounded on the north by properties on the north side of Mill Street between Cherry Street and Parliament Street, on the south by the Union Station Railway Corridor, on the east by Cherry Street and on the west by Parliament Street.

CHARACTER DEFINING ELEMENTS

Key attributes that embody the historical value of the district include:

- the spatial organization of the district with the central axis of Trinity and Mill streets creating the main street of the former distillery complex, the Stone Distillery set at an oblique angle almost parallel to the former shoreline of Lake Ontario, the former railway right-of-way running parallel to the Stone Distillery and turning in front of the Case Goods Warehouse, and the grid of alleys east of Trinity Street;
- the scale of the Stone Distillery;
- the solid stone and brick masonry construction throughout the district;
- archaeological evidence of the former windmill near the former offices west of Trinity Street;
- the presence of a full set of structures required for a 19th-century distillery, including a mill, offices, pure spirits buildings, malt kilns, rectifying tower and warehouses, as well as a full complement of supporting buildings (machine shop, stable/garages, pumphouse, etc.);
- surviving fittings, pipes and conveyances on and between buildings;
- works attributed to architects David Roberts Sr. and David Roberts Jr.; and
- views to the district from the Gardiner Expressway and the Union Station Railway Corridor that place the Stone Distillery in the foreground.

Key attributes that embody the design and physical values of the district include:

- functionality and industrial opportunity serving as priorities in the design of buildings, such as the irregular footprint of the Case Goods Warehouse, multiple additions to the Stone Distillery, the expansive glazing of the Pure Spirits grouping, and the solid, fortress-like appearance of Rack House D;
- the Stone Distillery as 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 with its projecting quoins at the corners, iron tie rods, belt courses articulating each storey; openings with massive stone sills and lintels, and doors with iron hinges, straps, bolts, handles and metal hardware;
- the predominance of smooth red brick load-bearing walls on most of the buildings erected for Gooderham & Worts, with the exception of the Stone Distillery and the Case Goods Warehouse;
- the ornate decoration, silhouette and shape of the Pump House;
- the streamlined design of the Case Goods Warehouse that is faithful to older Gooderham & Worts warehouses in its brick construction, sawtooth brickwork along the eaves, and its wall pattern of piers and recessed panels;
- Neoclassical and Italianate ornamentation, such as semi-arched windows, heavy stone lintels, corbelled brickwork, and symmetry, used throughout the district on stone and brick buildings erected for Gooderham & Worts;
- the continuous façades and distinctive silhouettes of the Cooperage and Maltings groups of buildings on the west side of Trinity Street;
- the continuous façades, massive multi-pane windows and fine ironwork of the Pure Spirits grouping on the east side of Trinity Street;
- devices 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 complex, 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 equipment as reference in the

heritage easement agreements.

Key attributes that embody the contextual values of the district include:

- the scale and prominence of the Stone Distillery in anchoring the site and views into the district;
- the presence of the archaeological site of the windmill;
- the change in elevation along Distillery Lane north of the Stone Distillery that helps mark the location of the natural embankment;
- the spatial organization of the district with Trinity and Mill streets as the primary axis and the Stone Distillery serving as the historic anchor;
- the compact arrangement of buildings along Trinity Street and the grid of tank and rack houses;
- the imposing presence of the Rack House D at the corner of Mill and Trinity streets;
- the continuous façades that create the streetscapes on both sides of Trinity Street south of Mill Street;
- views within the district that highlight the silhouettes of the hipped roofs and lanterns of the Maltings;
- views from outside the district towards the Stone Distillery and other Gooderham & Worts buildings, especially from the Gardiner Expressway and the Union Station Railway Corridor;
- the relationship between the district and The Esplanade, which allows an appreciation of the alignments of historic transportation systems that had a symbiotic connect with the Gooderham & Worts enterprise;
- the relationship between the district and the Union Station Railway Corridor, with the Cherry Street Interlocking Tower and the viaduct providing tangible evidence of changes that affected the shape and boundaries of the Gooderham & Worts property; and
- surviving equipment as referenced in the heritage easement agreements.

Key attributes that embody the social and community values of the district include:

- The neighbourhood character that has emerged in the district from the adaptive reuse of buildings for commercial, residential, creative and entertainment

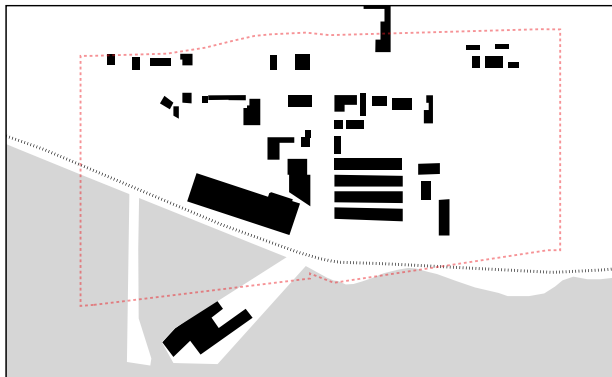
functions;

- Gathering spaces that allow the community to access, enjoy and appreciate the unique character of the district; and
- National and civic recognitions of its historic importance.

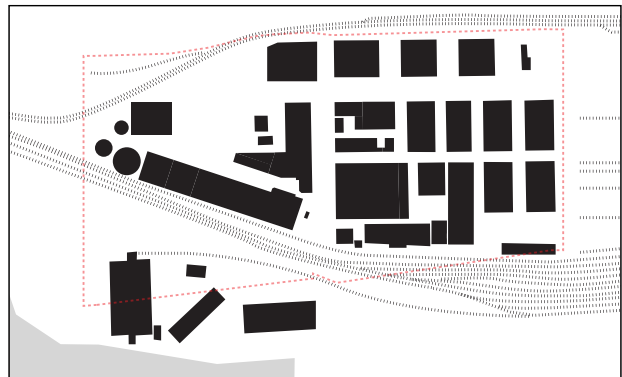
8.2 PERIODS OF SIGNIFICANCE

The HCD TOR provide for the identification of one or several Periods of Significance. THA has identified Primary and Secondary Periods of Significance for the district. The Primary Period of Significance aligns with the extant historic fabric, and is most closely related to the Statement of Cultural Heritage Value. Secondary Periods of Significance were identified as those that played important roles in the history or development of the district.

THA Recommends 1859–1927 as the Primary Period of Significance, and 1831–1858 and 1994–Present as Secondary Periods of Significance.



MAP. 28 DISTRICT AS BUILT OUT IN 1859 (THA 2016).



MAP. 29 DISTRICT AS BUILT OUT IN 1927 (THA 2016).

PRIMARY PERIOD OF SIGNIFICANCE

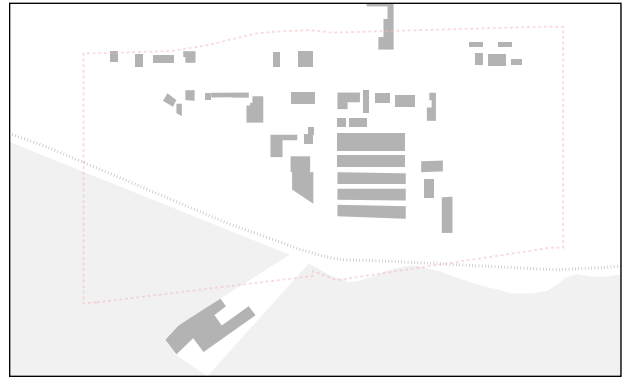
1859 – 1927: Pinnacle of Gooderham & Worts

This period encompasses the apex of production on the site, and corresponds with the largest facility size and diversity of distillates being produced. All of the extant distilling structures and the overall spatial organization of the district dates from this period. It reflects the establishment and maturation of a large-scale industrial site after the growth of the Gooderham & Worts business in the mid 19th

century. The construction of new large production facilities was followed by dedicated storage and aging structures, and then by facilities for the production of industrial alcohol. In 1923 the business was sold to Harold Hatch, and in 1927 the USRC severed the site from its waterfront infrastructure, reducing it to roughly the present district.



MAP. 30 DISTRICT AS BUILT OUT IN 1831 (THA 2016).



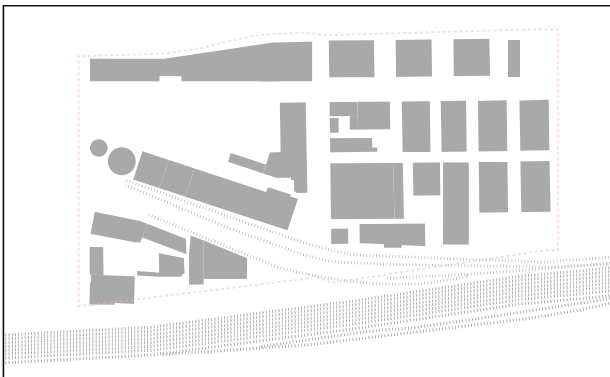
MAP. 31 DISTRICT AS BUILT OUT IN 1858 (THA 2016).

SECONDARY PERIOD OF SIGNIFICANCE

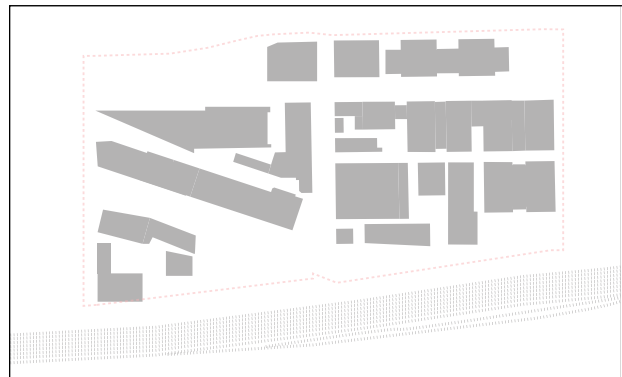
1831 – 1858: Establishment & Early Industrial Growth

This period encompasses the establishment of the first industry on the site, and its evolution into a prosperous distilling enterprise. In 1831 the original Worts windmill was built on the site, to which a distilling operation was added in 1837. The steady

growth of the whisky business through the 1840s and 1850s manifested in a quickly expanding site. The establishment of the GTR rail line, which passed through the site in 1856 was a further boon to business.



MAP. 32 DISTRICT AS BUILT OUT IN 1994 (THA 2016).



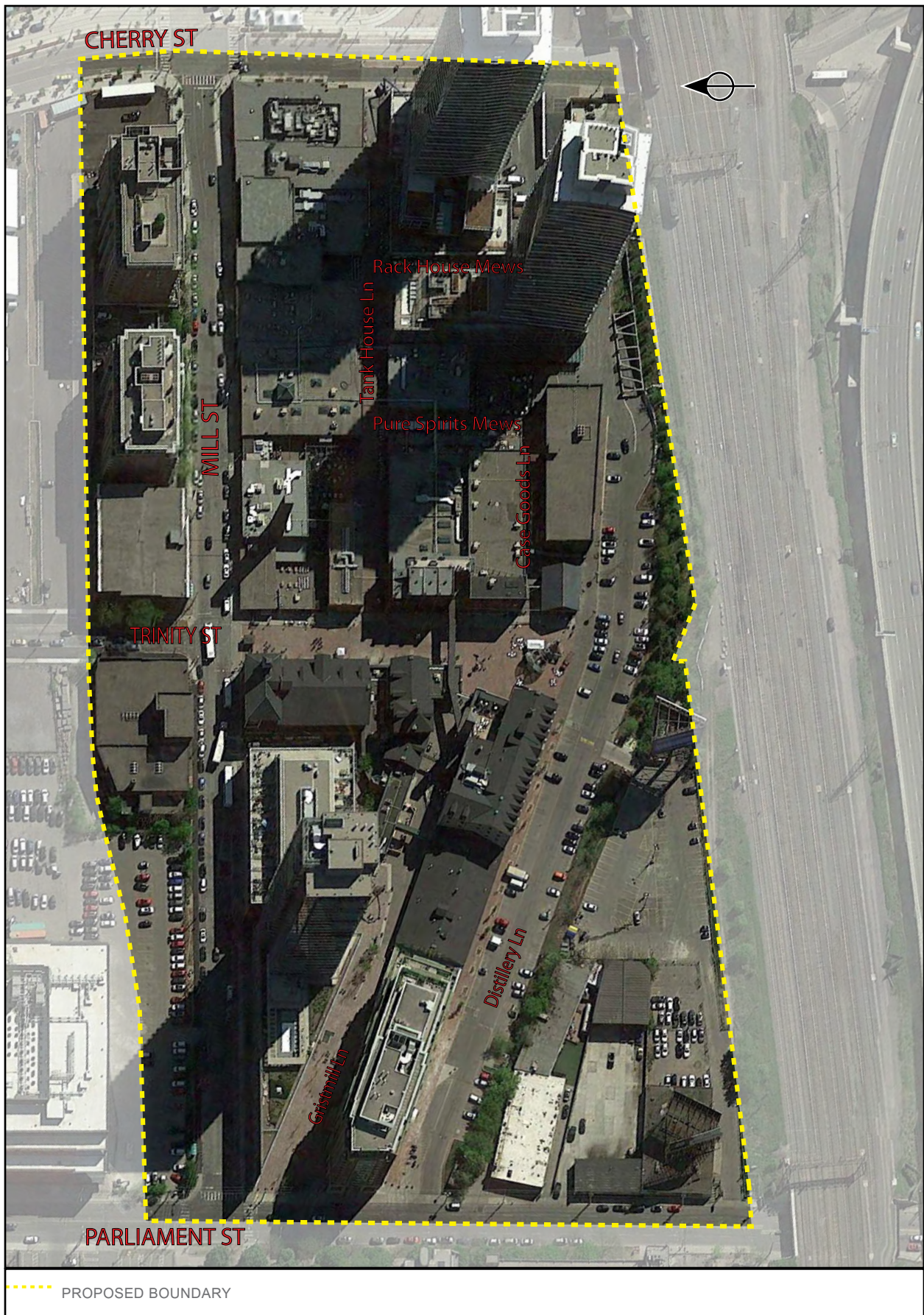
MAP. 33 DISTRICT AS BUILT OUT IN 2016 (THA 2016).

SECONDARY PERIOD OF SIGNIFICANCE

1994 – 2016: Post-Industrial Redevelopment

This period corresponds to the transition of the district from an industrial facility into a mixed-use adaptive re-use neighbourhood. Following the closure of the industrial facility in 1990, the City of Toronto developed a Master Plan for the complex

in 1994. The first two developments on the north side of Mill Street were built in 2001 and 2003, before Cityscape Holdings undertook substantial conservation work on the site and added three new towers between 2009 and 2014.



MAP. 34 PROPOSED BOUNDARY (GOOGLE MAPS/THA 2016).

8.3 PROPOSED BOUNDARY

THA proposes a boundary for the Gooderham & Worts Heritage Conservation District that is bounded on the north by properties on the north side of Mill Street between Cherry Street and Parliament Street, on the south by the Union Station Railway Corridor, on the east by Cherry Street and on the west by Parliament Street. This Proposed Boundary reflects a combination of contextual, historical, social and architectural factors, which considered the site as distinct area within the broader urban fabric with rich historical and cultural resources. The north side of Mill Street was included because of its role in helping to define the industrial streetscape, and for historical relationships to alcohol production. Approximating the former Canadian Pacific rail line, the boundary's northern limit reinforces the contextual nature of the district as an historically contained area. The southern limit of the boundary is the northern edge of the USRC, which corresponds to the historical extents of the Gooderham & Worts site at the end of the Primary Period of Significance. The Triangle Lands have been included for this contextual relationship, historical associations with the site, and archaeological potential.

8.4 CONTRIBUTING / NON-CONTRIBUTING AREA

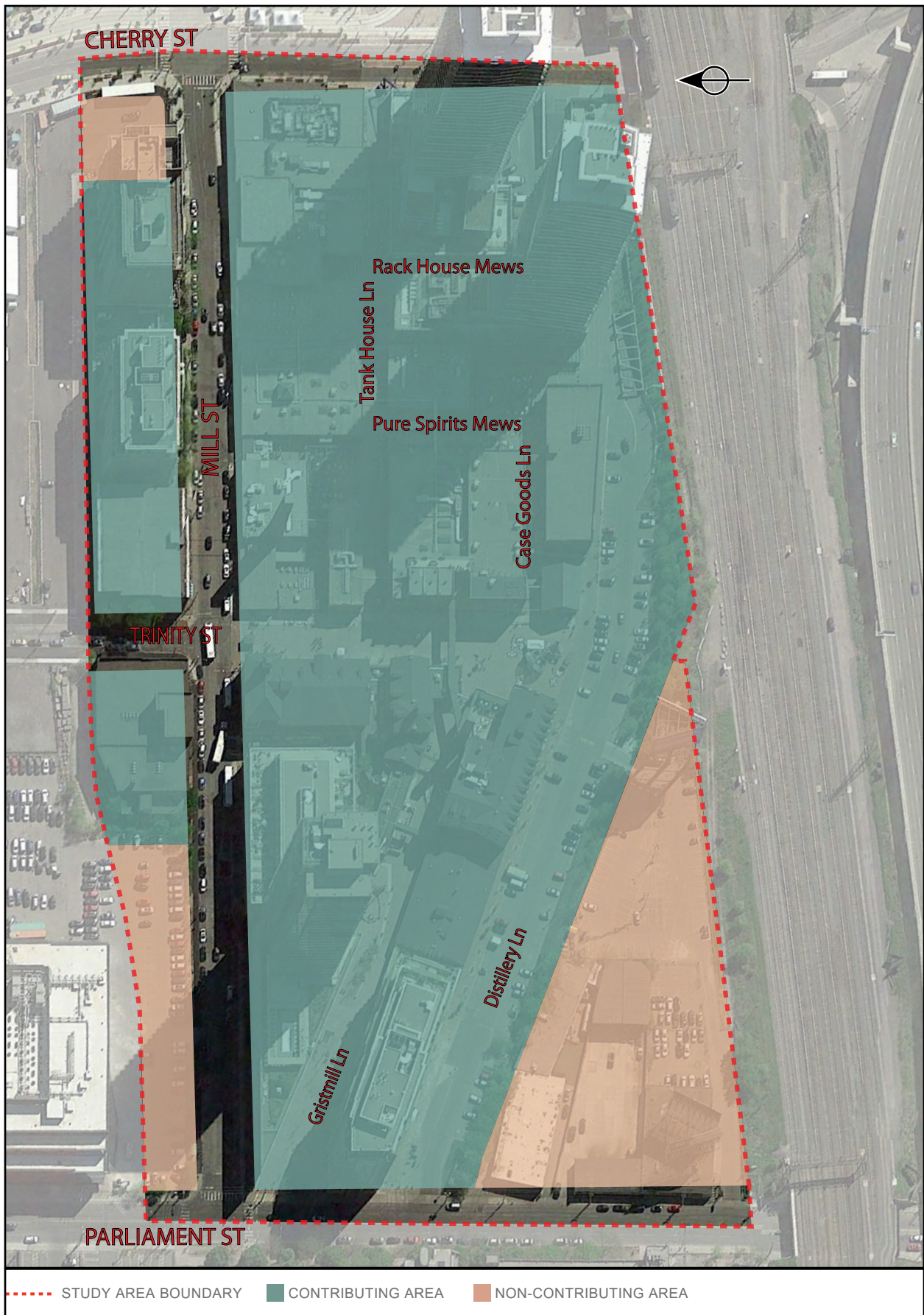
The HCD TOR sets out requirements for Contributing Resources. Contributing Resources are the properties and features of the district that help to create a coherent sense of time and place. Properties which do not support the character and integrity of the HCD are termed Non-contributing Resources. A Contributing Resource is defined, in the HCD TOR as "a property, structure, landscape element or other feature of an HCD that supports the identified significant culture heritage values, character and integrity of the district." A non-contributing resource, in contrast, is "a property, structure, landscape element or feature of a district that does not support the overall cultural heritage values, character and integrity of the district."

The standard approach of a property-by-property evaluation for Contributing Resources poses several challenges within this particular district. First, the district is comprised of several large parcels, which in numerous cases contain multiple structures. Second, as of this report THA was unable to obtain a definitive list of primary property parcels and addresses. For these reasons an approach was used that identified a Contributing Area, irrespective of individual parcels or structures as resources. Identifying which parts of the district contain Contributing Resources provides a groundwork for determining which properties constitute contributing resources once their boundaries are confirmed.

In order to determine what parts of the district constitute Contributing Resources, THA identified:

- Areas containing structures that represent the values and attributes identified in the Statement of Cultural Heritage Value
- Areas exhibiting spatial organizations that correspond to the values and attributes identified in the Statement of Cultural Heritage Value

This process yielded three areas classified as Non-contributing: the Triangle Lands; and sections at the northwest and northeast of the district. These areas all have contextual associations with the site. In addition the Triangle Lands and northeast parcel have direct historical associations with alcohol production during the Primary Period of Significance. The Triangle Lands were the location of wharves, elevators and rail sidings; and the northeast area was part of the broader Gooderham & Worts site. These contextual and historical associations are valuable assets to an HCD, and it is important these areas be included within an HCD Plan boundary despite their Non-contributing status.



MAP. 35 AERIAL PLAN OF THE DISTRICT IDENTIFYING CONTRIBUTING AND NON-CONTRIBUTING AREAS (GOOGLE MAPS 2016/THA).

8.5 PROPOSED OBJECTIVES

Based on the analysis and evaluation, the consultant team concludes that the HCD Study Area qualifies as a Heritage Conservation District (HCD) and recommends that the HCD proceed to the Plan phase.

The HCD TOR states:

the primary objective for every Heritage Conservation District is the protection, conservation and management of the attributes and heritage resources of the district so that the area's historic significance, cultural heritage values and character, as identified in the HCD Study and Plan, are protected in the long-term.

The following objectives for the Gooderham & Worts HCD were developed to ensure that the cultural heritage values and attributes identified in the Statement of Cultural Heritage Value are conserved.

GENERAL

- Conserve and enhance the cultural heritage value of the district as expressed through its heritage attributes, contributing areas, building typologies, public realm and archaeological resources.

HISTORIC VALUES

- Conserve and enhance the relationship between the district and the evolved shoreline of Lake Ontario
- Conserve and enhance the relationship between the district and the former railway lines including the Toronto & Nipissing Railway (to the south) and the Canadian Pacific Railway (to the north)
- Conserve and enhance the distinct character of the area, with particular importance given to the 1860-1927 period of significance
- Continue to interpret and promote the industrial heritage of the district
- Interpret the history of the site with reference to former employees, architects David Roberts Jr. and David Robert Sr. as well as the Gooderham and Worts families.

DESIGN AND PHYSICAL VALUES

- Conserve buildings and open spaces that contribute to the area's cultural heritage value, and prevent the removal of buildings, features, spaces or other heritage attributes
- Ensure development adjacent to the district

conserves the district's cultural heritage value

- Encourage complementary alterations and the adaptive reuse of buildings and structures that contribute to the area's cultural heritage value
- Encourage design excellence in contemporary retail signage that is complementary to the district's heritage character
- Conserve open spaces through complementary interventions, including lighting, landscaping, and patios
- Encourage compatible development on sites within the district that do not contribute to the area's heritage value
- Encourage improvements that support the existing pedestrian experience of the district and its open spaces (streets and lanes)
- Conserve identified views within the district that illustrate its industrial heritage including the overhead inter-connections between buildings as well as the identified streetscapes

CONTEXTUAL VALUES

- Conserve the distinct character and importance of the area within the context of the city
- Conserve and enhance the relationship between the district and the USRC and associated structures including the Cherry Street Interlocking Station, and Cherry and Parliament street subways
- Conserve identified views of the Stone Distillery from the USRC
- Conserve identified views to the City's skyline to the west
- Conserve identified views into the district from Cherry, Parliament and Trinity streets
- Enhance the relationship, through interpretation, between the Gooderham & Worts site and existing heritage properties in the area including First Parliament site, Enoch Turner Schoolhouse and the former Canary Restaurant/Palace Street School

SOCIAL AND COMMUNITY VALUES

- Conserve and enhance the social value of the district as a mixed-use area through the continued adaptive reuse of buildings to facilitate commercial, residential, cultural and community-based uses

