

Alterations to a Heritage Property – 550 Bayview Avenue

Date: July 31, 2017

To: Toronto Preservation Board

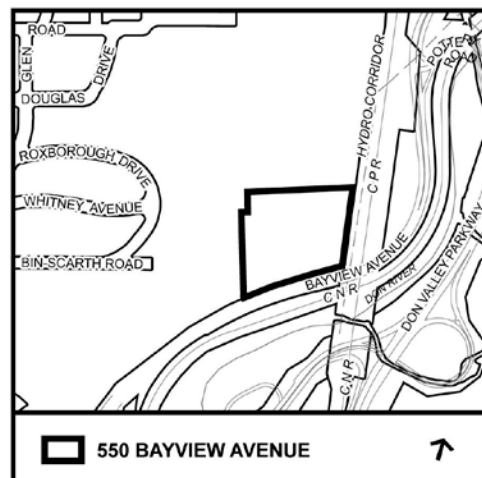
Toronto and East York Community Council

From: Chief Planner and Executive Director, City Planning Division

Wards: Ward 29 – Toronto Danforth

SUMMARY

This report recommends that City Council approve the conservation strategy generally described for the heritage property located at 550 Bayview Avenue ("The Don Valley Brick Works"). The current tenant is seeking to alter Building 16, one of the historic industrial buildings on the property, to allow for the construction of new collaboration studio structures within the building. This proposal is a revision to a previously approved proposal. The property is owned by the Toronto and Region Conservation Authority and managed by the City of Toronto. It is currently under lease to Evergreen.



RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning Division recommends that:

1. City Council approve the alterations to the heritage property at 550 Bayview Avenue (The Don Valley Brick Works), in accordance with Section 33 of the Ontario Heritage Act, to allow for alterations to Building 16, on the lands known municipally in the year 2017 as 550 Bayview Avenue, with such alterations substantially in accordance with plans and drawings prepared by LGA Architectural Partners, dated July 7, 2017, and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc. dated July 17, 2017 and date-stamped received by the City Planning Division on July 17, 2017, and on file with the

Senior Manager, Heritage Preservation Services, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Preservation Services and subject the following additional conditions:

a. That prior to the issuance of any permit for all or any part of the property at 550 Bayview Avenue, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Preservation Services, the tenant shall:

1. Provide a Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment for 550 Bayview Avenue prepared by ERA Architects Inc., dated July 17, 2017, to the satisfaction of the Senior Manager, Heritage Preservation Services;

2. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1 in the report July 17, 2017 from the Chief Planner and Executive Director, City Planning Division, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services;

b. Within 90 days of the completion of the alterations permitted in Recommendation 1 in the report January 17, 2017 from the Chief Planner and Executive Director, City Planning Division the tenant provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work and the required interpretive work has been completed in accordance with the Conservation Plan and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Preservation.

FINANCIAL IMPACT

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

DECISION HISTORY

At their meeting of October 29, 30, and 31, 2002 Toronto City Council stated its intention to designate the property at 550 Bayview Avenue (The Don Valley Brick Works) as being of architectural and historical value under Part IV of Ontario Act. The property was subsequently designated by City of Toronto By-law 986-2002.

<http://www.toronto.ca/legdocs/2001/agendas/committees/to/to011120/it009.pdf>

By its adoption of Clause 23 of Report No. 5 of the Administration Committee at its meeting held on July 25, 26 and 27, 2006, City Council authorized the entering into of a

lease with Evergreen for the industrial pad portion of the Don Valley Brick Works site for its “Evergreen at the Brick Works” project.

<http://www.toronto.ca/legdocs/2006/agendas/council/cc060725/adm5rpt/cl023.pdf>

By the adoption of Clause 7 of Report No. 6 of the Government Management Committee at its meeting held on July 16, 17, 18, and 19, 2007, City Council modified the terms of the proposed lease for the Brick Works project.

<http://www.toronto.ca/legdocs/mmis/2007/gm/bgrd/backgroundfile-5359.pdf>

At their meeting of January 31, 2017 Toronto City Council adopted MM24.11 "550 Bayview Avenue - Alterations to a Heritage Property." Through the adoption of this motion Council approved alterations to Building 16 that were designed to allow Evergreen to enhance the building's accessibility, extend its seasonal use, and to expand its programming. Included within this approval was a design for two self-contained classrooms that were to be built above the firing kilns within Building 16, and were to protrude out through the east side of the building.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.MM24.11BAC KGROUND>

ISSUE BACKGROUND

Development Proposal

The Don Valley Brick Works is under a long-term lease to Evergreen (the tenant). Evergreen is a national charitable organization that engages Canadians in creating green cities. Since its opening in 2010 the Evergreen Brick Works has functioned as the foundation's showcase for experiencing the relationship between nature, culture and community. Located in the Don Valley, the complex is comprised of nearly two dozen former industrial buildings. Building 16, the Tunnel Kiln and Dryer Building, is currently used by Evergreen as an exhibition space and as an events venue. The tenant is has recently received Council approval to undertake alterations to Building 16. The goal of these alterations is rehabilitate the building to create the *Future Cities Centre*, a national hub of collaboration spaces, learning centres, and exhibit galleries. By adaptively reusing an existing industrial property, Evergreen plans to highlight how adapting reuse is inherently in support of low carbon development.

Construction on the *Future Cities Centre* is underway. However, Evergreen is seeking permission to revise a component of the approved plans. The existing approval included plans for two classrooms and a viewing platform that would have been suspended above the firing kilns and would have project through the east elevation of the building. The design for these classrooms, now referred to as "collaboration studios," has been revised in order to improve their layout and to reduce their impact on the heritage building. The revisions are not substantially in accordance with the existing approval so Council approval of the proposal is required under the Section 33 of the Ontario Heritage Act.

Heritage Property

The property at 550 Bayview Avenue (Don Valley Brick Works) was designated under the Ontario Heritage Act for architectural and historical reasons. Founded in 1889 and open for a century at this location, the Don Valley Brick Works is one of the oldest brick works in the province and was the longest operating facility in Toronto and Ontario. Brick products produced by the company encompassed technological innovations of the industry and were used in many of Toronto's landmark buildings. Clay and shale were extracted for brick production from the quarry to the north of the buildings, the North Slope of which is of particular geological significance.

The property at 550 Bayview Avenue is located on the north side of the street as it curves east and north toward Pottery Road. The property included in the designation is bounded by Bayview Avenue on the south, the east and west property lines and, on the north, the North Slope of the former quarry. The boundaries encompass the paved brick courtyard known as "Chimney Court" that separates the buildings from the quarry, the quarry garden with its wetlands and wildflower meadow, and the excavated and reconstructed channel of Mud Creek. The Don Valley Brick Yards contains an important collection of industrial buildings that reflect the history of brick making in Toronto and Ontario. The property is a landmark in the former municipality of East York and a dominant feature of the Don Valley.

Building 16, the Tunnel Kiln and Dryer Building, is the largest building on the property. It was constructed in 1956-7 for firing and drying bricks. A significant amount of industrial machinery and equipment remain in the building including tunnel dryers, and three tunnel kilns originally used for firing and/or glazing clay bricks. A diagram showing how the industrial process functioned can be found in Attachment 6.

In addition to being designated under Part IV of the Ontario Heritage Act, the property at 550 Bayview Avenue is also subject to a Heritage Conservation Agreement held by the Ontario Heritage Trust. The tenants will need approval from Toronto City Council under Section 33 of the Ontario Heritage Act and from the Ontario Heritage Trust under the terms of the Agreement prior to commencing work on the proposal. As the property is subject to an existing Site Plan Agreement under the Planning Act the proposal will also need to be reviewed with City Planning staff in the context of this agreement.

Policy Framework

Provincial Planning Act and Policy Statement

The Planning Act and the associated Provincial Policy Statement guide development in the Province. The Act states that municipalities must have regard for matters of provincial interest. Section 2(d) specifically refers to "the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest." Provincial Policy Statement (PPS) issued under the authority of Section 3 of the Planning Act provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. Key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. The Planning Act requires that City Council's decisions affecting land use planning matters "be consistent with" the Provincial Policy Statement.

Policy 2.6.1 of the PPS directs that “Significant built heritage resources and significant cultural heritage landscapes shall be conserved.” Properties included on the City’s Heritage Register are considered to be significant in this context. “Conserved” is defined in the PPS as “the identification, protection, use and/or management of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act.”

Official Plan

The heritage policies in the City of Toronto's Official Plan provide the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposed alterations:

3.1.5.4: "Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

3.1.5.5: "Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City."

3.1.5.6: "The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the "Standards and Guidelines for the Conservation of Historic Places in Canada."

3.1.5.16. "Properties on the Heritage Register and publicly known archaeological sites and artifacts will be promoted through educational programs, museums, local celebrations and other programming opportunities."

3.1.5.17. "Commemoration of lost historical sites will be encouraged [...] Interpretation of existing properties on the Heritage Register will also be encouraged."

3.1.5.26: "New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it."

Standards and Guidelines for the Conservation of Historic Places in Canada

The Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) is the official document guiding planning, stewardship and the conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9) and the Standards for Rehabilitation (10-12) apply to this project. The Guidelines include specific guidance on achieving accessibility standards with historic places and balancing sustainability objectives with heritage conservation.

<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

COMMENTS

Proposed Conservation Strategy

Staff have reviewed the Heritage Impact Assessment for the revised collaborative studios prepared by ERA Architects Inc. and dated July 17, 2017. The HIA finds that the proposed intervention will conserve the cultural heritage value of Building 16. Staff agree with this assessment and feel that revised design will be less impactful than the originally approved proposal.

As in the original approved proposal, in the revised design, the proposed collaborative studios will be supported over the firing kilns at the northeast end of the building. Tucked between the kilns and the roof trusses the, the studios will be supported by their own structural system. This structural system will ensure that no loads are placed on the kilns. The location of the studios is significant as they have been carefully sited above the kilns in an effort to conserve the long north and south views through the kilns and to minimize the visual impact on them and on views towards the building's expansive roof volume. The collaborative studios will be surrounded by a picketed steel guard and clad with clear and back painted glass. This will be distinct from the industrial vocabulary of the building while the access stairs and open viewing deck will be constructed of steel in effort to achieve visual compatibility.

The key difference between the current proposal and the previously approved proposal is that the collaborative studios floor plan has been reoriented. Rotating the floor plan eliminates the need for the structure to project through the east elevation of Building 16. Consequently it also increases the amount of the firing kilns that will be covered by the new structure. Staff met with the applicant and the Ontario Heritage Trust to discuss the proposed revisions. As a result of these discussions the applicant further revised their new proposal to inset the studios further from the kilns in an effort to reduce their visual impact. These revisions are reflected in the currently proposal.

As a condition of the Council's existing approval for the alterations to Building 16, Evergreen is required to provide a detailed conservation plan for this building and to develop and implement an interpretation plan to the satisfaction of the Senior Manager Heritage Preservation Services. These plans are required as component of the overall mitigation strategy for this rehabilitation project. Work on these plans is well underway. Should Council approve the revisions to the collaborative studios, staff recommend that in addition to these plans, that the tenant be required to provide an additional conservation plan to specifically address the details of this intervention, to the satisfaction of the Senior Manager.

Conclusion

Staff recommend that City Council approve the proposed alterations to the heritage property located at 550 Bayview Avenue ("The Don Valley Brick Works") to allow for a revised design for the collaborative studios. In the context of the proposed mitigation

strategy for this rehabilitation project, the revised alterations to Building 16 should not have a significant impact on the cultural heritage value of the property and they will allow Evergreen to further build on its successful adaptive reuse.

CONTACT

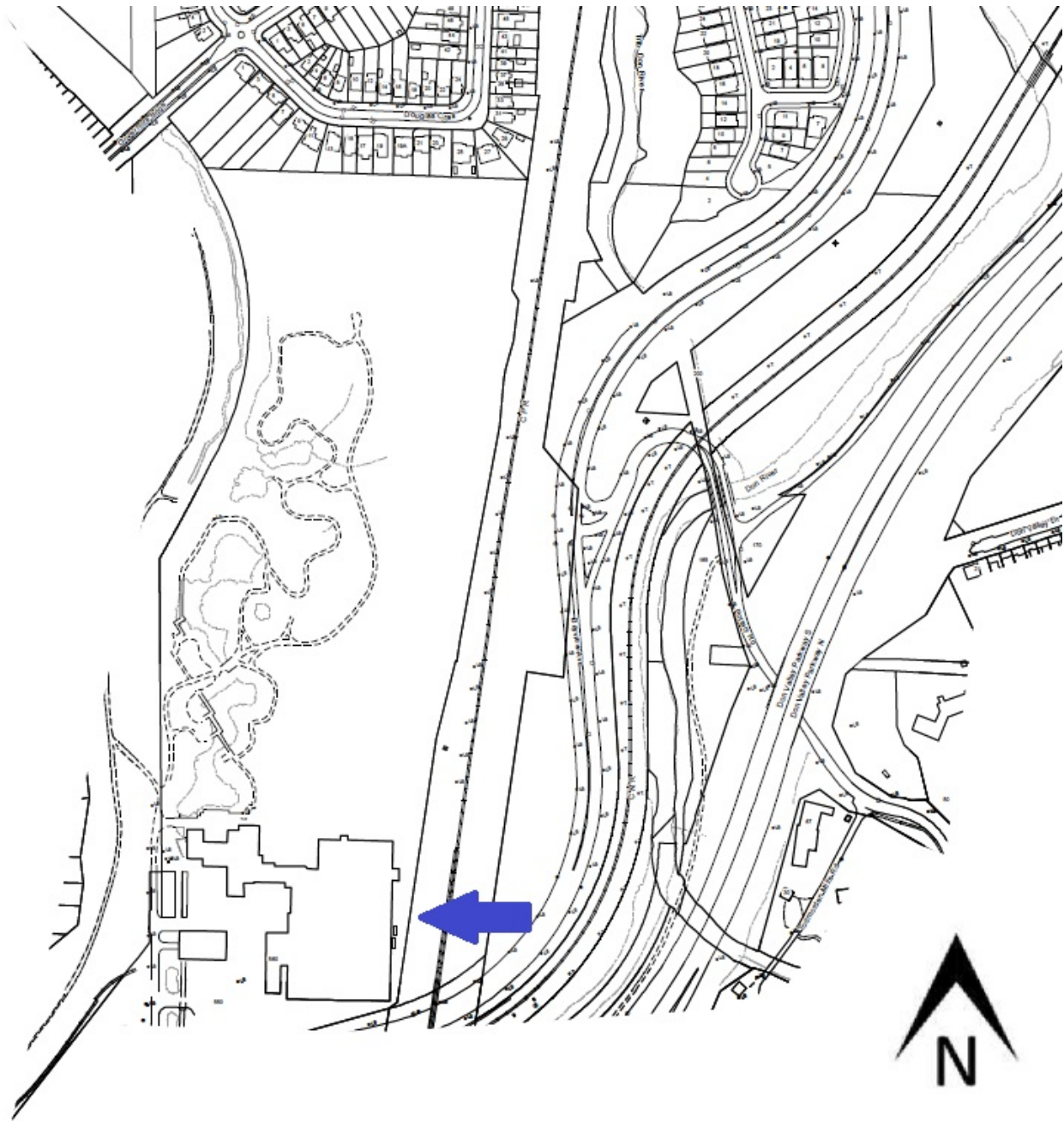
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SIGNATURE

Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment No. 1 – Location Plan 550 Bayview Avenue
Attachment No. 2 – Site Plan 550 Bayview Avenue
Attachment No. 3 – Photographs 550 Bayview Avenue
Attachment No. 4 – Proposal 550 Bayview Avenue
Attachment No. 5 – Reasons for Designation (Excerpt) 550 Bayview Avenue

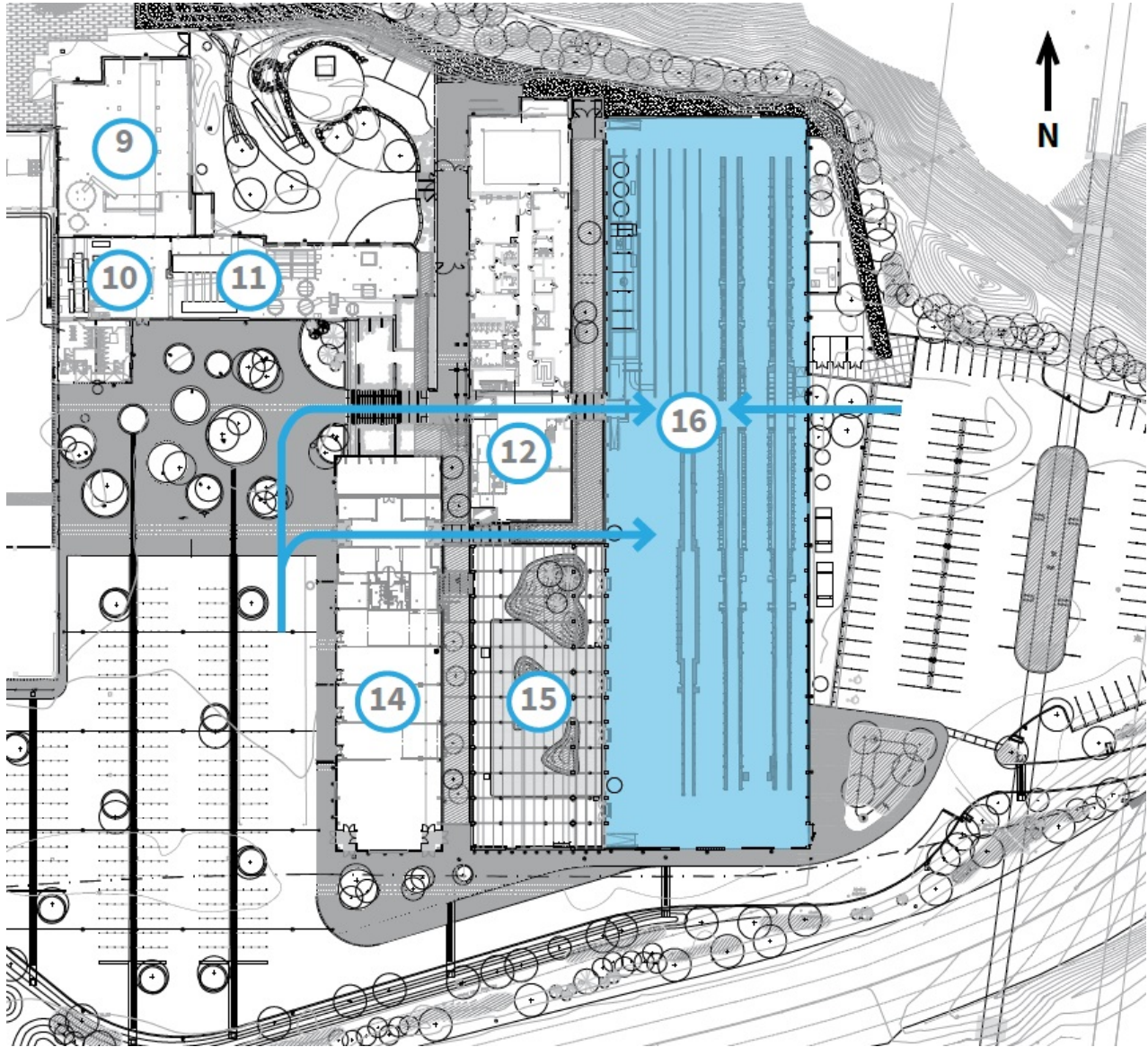


The arrow marks the location of the property at 550 Bayview Avenue
The location map is for information purposes only
The exact boundaries of the property are not shown

LOCATION MAP – 550 Bayview Avenue



Axometric context view of the Don Vally Brick Works. The arrow identifies Building 16 (Googlemaps 2016 annotated by ERA Architects Inc.)



Partial site plan of the Don Valley Brick Works showing buildings 9 through 16 (ERA Architects Inc.)



South Elevation of Building 16 (ERA Architects, Googlemaps, 2016)



East Elevation of Building 16 (ERA Architects, Googlemaps, 2016)



Interior of Building 16 looking north between the firing kilns (ERA Architects)



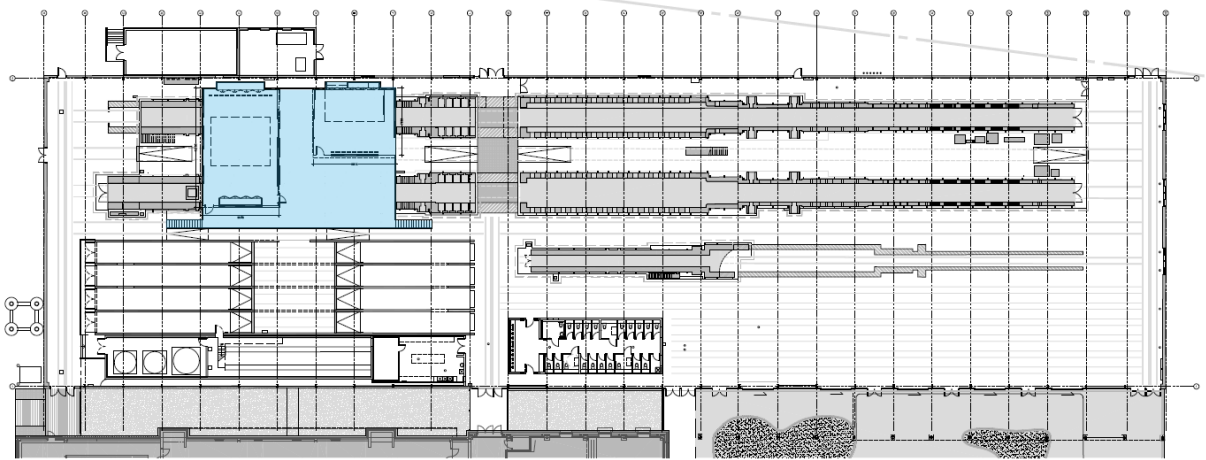
Interior of Building 16 looking north east of the east firing kiln (ERA Architects)



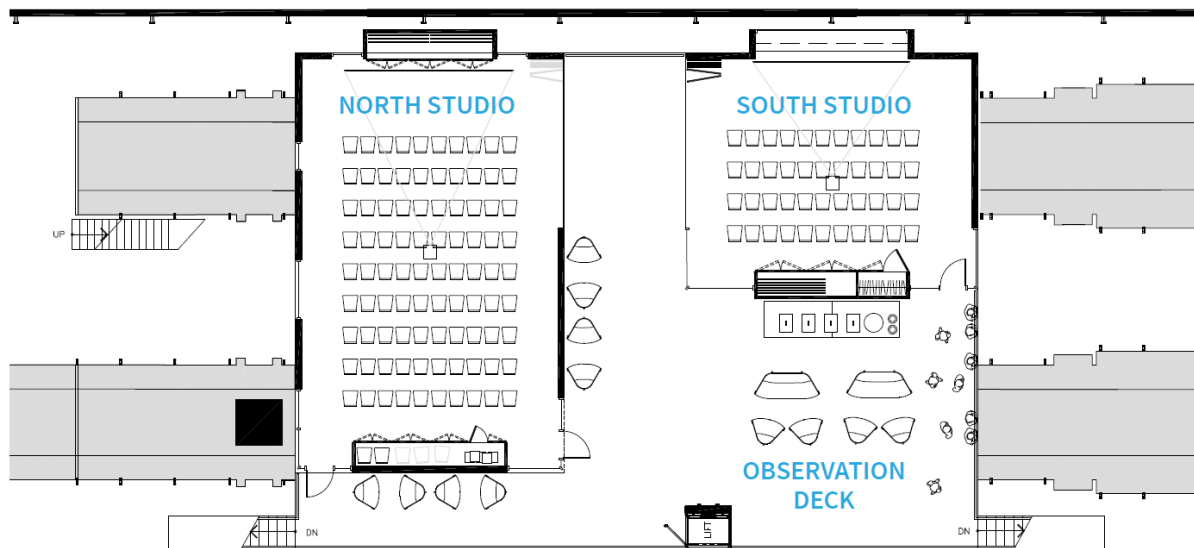
Interior of Building 16 showing the interior roof volume (ERA Architects)



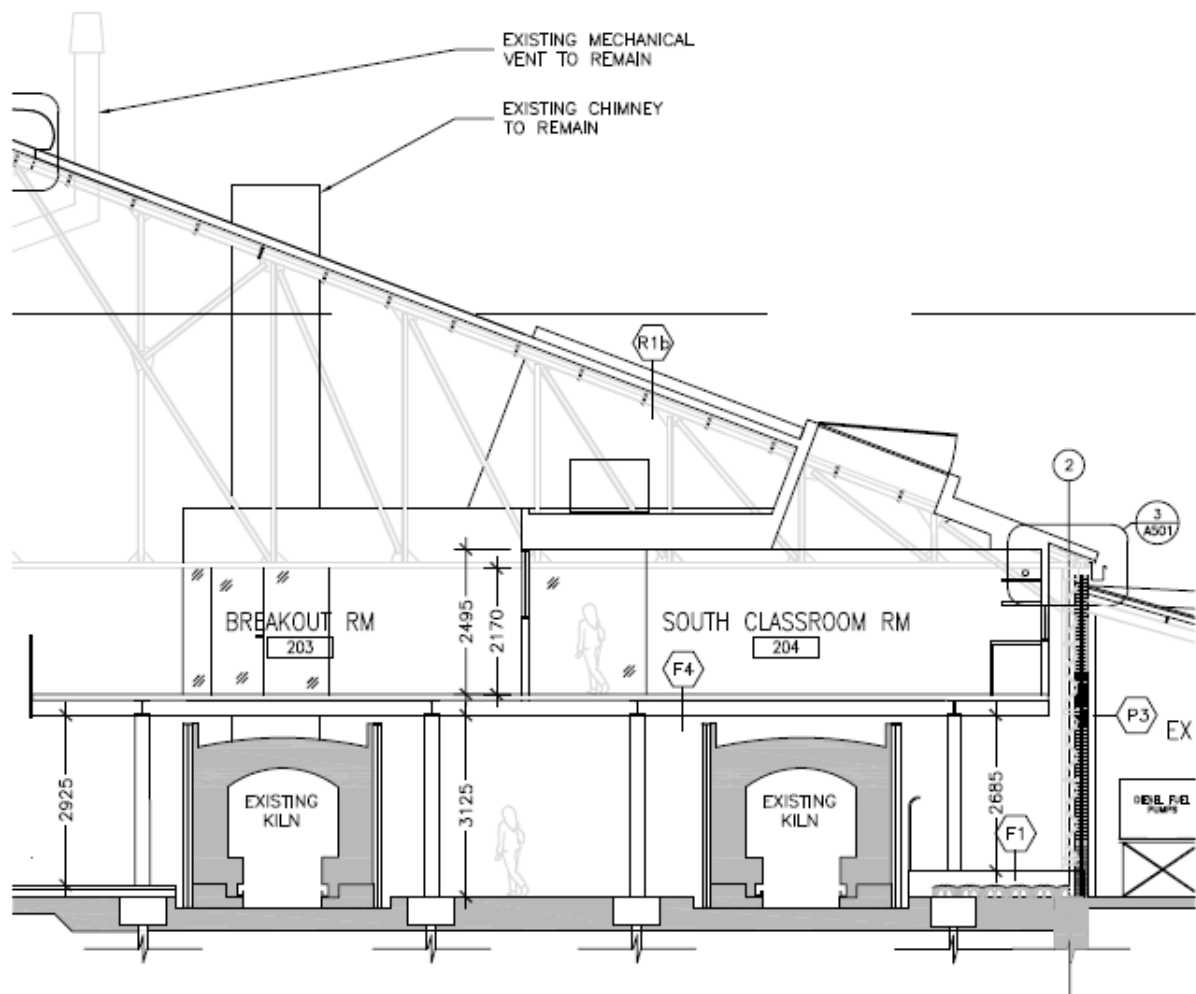
Area above the firing kilns in the approximate location of the proposed studios looking south east (ERA Architects).



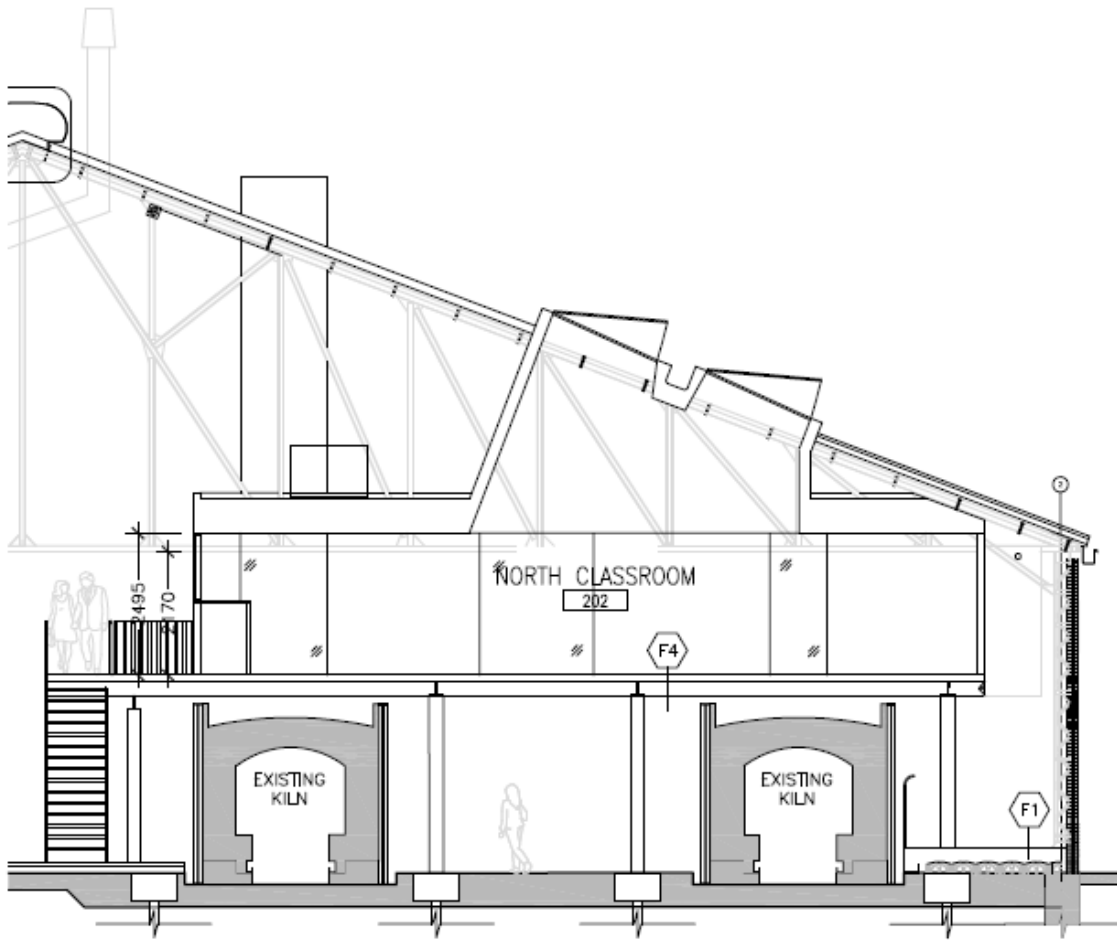
Floor plan of Building 16 showing the location of the collaborative studios (ERA Architects Inc.)



Proposed floor plan of the collaborative studios (LGA Architectural Partners)



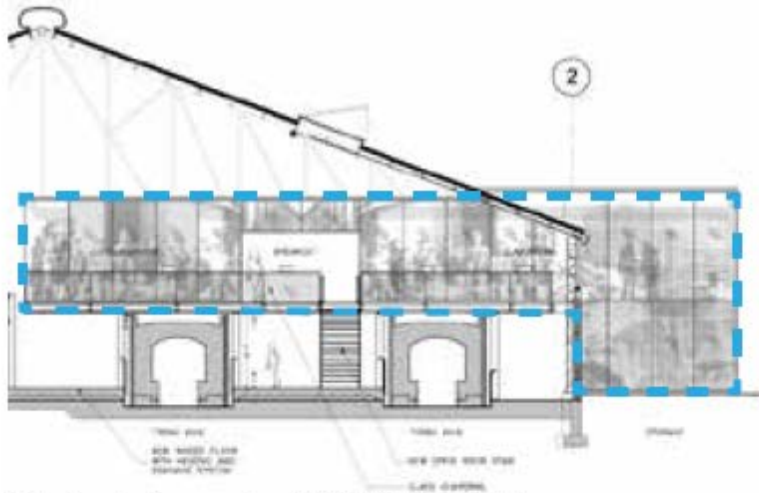
Section showing the south collaborative studio and viewing area above the firing kilns (LGA Architectural Partners)



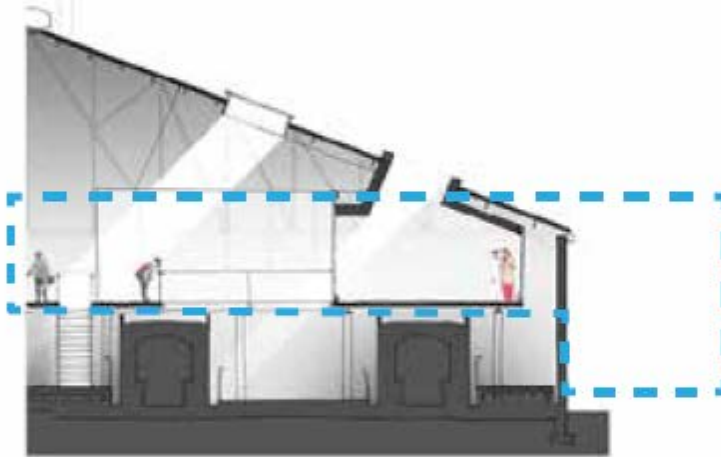
Section showing the north collaborative studio and viewing area above the firing kilns (LGA Architectural Partners)



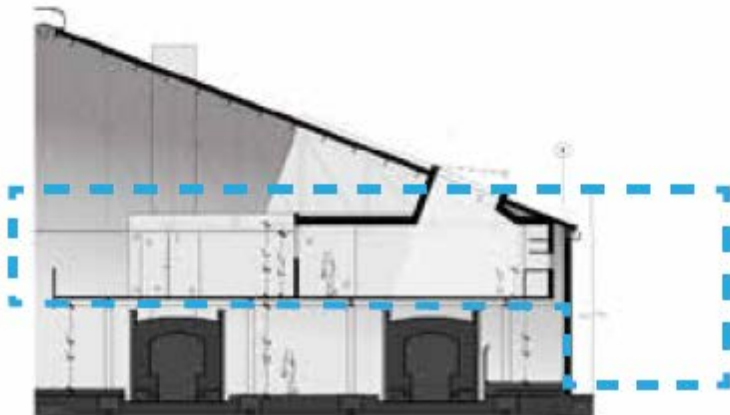
View of the observation deck and collaborative studios (LGA Architectural Partners)



Original - December 2016 (LGA, 2017).

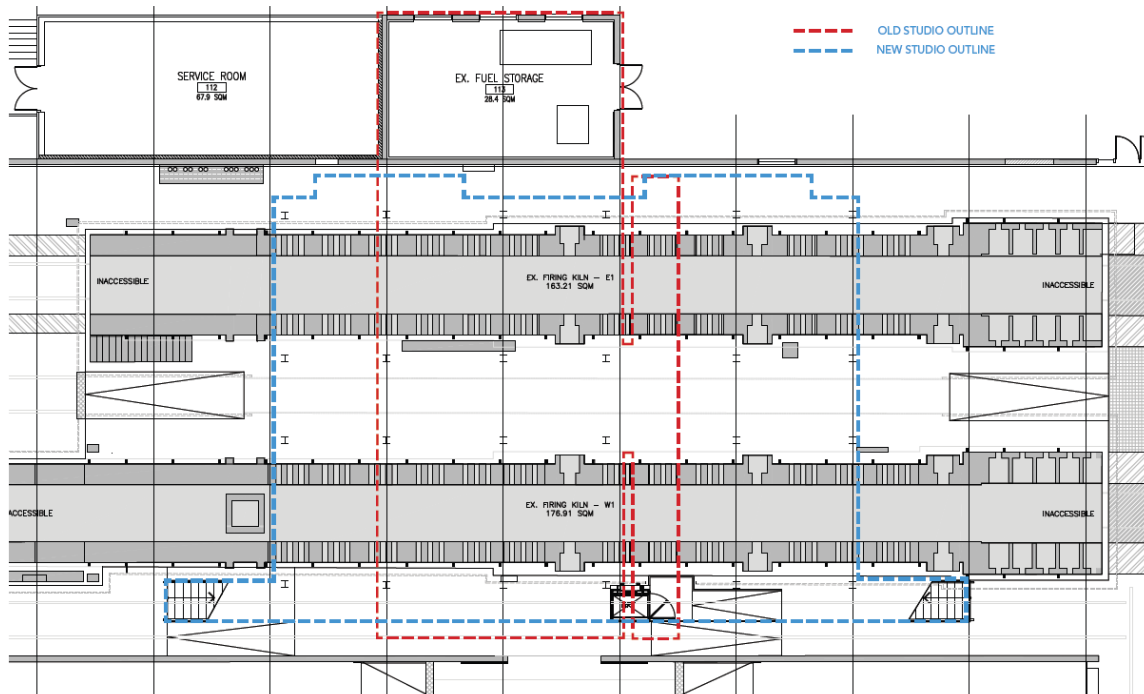


Interim - April 2017 (LGA, 2017).



Final - July 2017 (LGA, 2017).

Comparison between the original approved classroom (top), the initial revised collaborative studios classroom (middle), and the current proposal (bottom) (LGA Architectural Partners)



Plan showing a comparison between the floor plan of the original approved classroom design and the revised collaborative studios (ERA Architects and LGA Architectural Partners).

HERITAGE PROPERTY REPORT



INTRODUCTION

This report is the “Long Statement of Reasons for Designation” for the designation of the property at 550 Bayview Avenue (Don Valley Brick Works) under Part IV of the Ontario Heritage Act. It contains the Heritage Property Profile, as well as sections on the Historical Occupancy, Architectural Description and Significance of the property. Sources, a Location Map, Plan of the site, and Photographs are included. The introduction, below, forms the “Short Statement of Reasons for Designation”, intended for publication.

The property at 550 Bayview Avenue (Don Valley Brick Works) is recommended for designation for architectural and historical reasons. Founded in 1889 and open for a century at this location, the Don Valley Brick Works is one of the oldest brick works in the province and was the longest operating facility in Toronto and Ontario. Brick products produced by the company encompassed technological innovations of the industry and were used in many of Toronto’s landmark buildings. Clay and shale were extracted for brick production from the quarry to the north of the buildings, the North Slope of which is of particular geological significance.

The following buildings are recommended for designation. The Office (Building 1), Welding Shop (Building 3), and Lunchroom (Building 5) date to the early 1900s and form a group of low-rise brick-clad buildings flanking Mud Creek at the west end of the site. In the centre, the Sand-Lime Storage Building (Building 4), Sand-Lime Brick Production Plant (Building 6-7), and Sand-Lime Brick Storage Shed (Building 8) are structures added during the 1920s and 1960s as components of the series of sand-lime brick production plants on the property. They abut the series of structures comprised of the Clay-Shale Storage Building (Building 9), Clay-Grinding Building (Building 10), and Screening and Dust Collection Building (Building 11) that range in date from 1891 to 1925 and were variously associated with the stiff-mud, dry-press and soft-mud production lines. At the east end of the site, the Holding Room (Building 12), Brick Storage Shed (Building 13), Wire-Cut Brick Production Plant (Building 14), Dry-Press Brick Production Plant (Building 15) and Tunnel Kiln and Dryer (Building 16) were added during the 1950s through the 1970s. The Valley Chimney (Building 17), dating to 1906, is the last remaining chimney on the property and a landmark in the Don Valley. The architectural and historical significance of these buildings is described in the Heritage Property Report (Long Statement of Reasons for Designation).

The property at 550 Bayview Avenue is located on the north side of the street as it curves east and north toward Pottery Road. The property included in the designation is bounded by Bayview Avenue on the south, the east and west property lines and, on the north, the North Slope of the former quarry. The boundaries encompass the paved brick courtyard known as “Chimney Court” that separates the buildings from the quarry, the quarry garden with its wetlands and wildflower meadow, and the excavated and reconstructed channel of Mud Creek. The Don Valley Brick Yards contains an important collection of industrial buildings that reflect the history of brick making in Toronto and Ontario. The property is a landmark in the former municipality of East York and a dominant feature of the Don Valley.

1.1 HERITAGE PROPERTY PROFILE



DON VALLEY BRICK WORKS

ADDRESS:	550 Bayview Avenue (north side as street winds north and east toward Pottery Road)
WARD:	29 – Toronto-Danforth
NEIGHBOURHOOD/COMMUNITY:	East York
HISTORICAL NAME:	Don Valley Brick Works
CONSTRUCTION DATE:	1889 ff.
ORIGINAL OWNER:	John, William and George Taylor
ORIGINAL USE:	Industrial (Brick Works)
CURRENT USE: *	Not applicable (* this does not refer to permitted use(s) defined by the Zoning By-law)
ARCHITECT/BUILDER/CRAFTSMAN:	See Appendix I
ARCHITECTURAL STYLE:	Not applicable
DESIGN/CONSTRUCTION:	Buildings 1, 3, 4, 5, 9, 10, 11 and 17: brick construction with brick detailing; Buildings 6-7, 8, 12, 13, 14, 15 and 16: steel frame construction with brick and metal detailing
ALTERATIONS:	Alterations are described in Appendix I
HERITAGE CATEGORY:	Architectural, historical and contextual criteria
RECORDER:	Kathryn Anderson, Heritage Preservation Services
REPORT DATE:	August 2001; revised June 2002

HISTORICAL OCCUPANCY AND SIGNIFICANCE:

DON VALLEY

After the last ice age, water drained away from the present-day Don Valley leaving deep deposits of cold water clay and shale (Darke, 11). While the area was visited by aboriginal peoples and explored by French traders, permanent settlement was delayed until the late 18th century with the arrival of the British. When John Graves Simcoe, the first Lieutenant Governor of Upper Canada (Ontario), founded York as the province's

capital in 1793, he named the river to the east of the townsite the “Don” in recognition of one in his native Yorkshire. Further investigation revealed that the Don River consisted of two main branches, the East Don and the West Don, plus several tributaries. Simcoe authorized members of the Skinner family to establish the first privately operated sawmill on the Don River, marking the earliest industry in the Don Valley.

DON VALLEY BRICK WORKS

John Taylor, with his brothers, William and George, obtained land in the Don Valley in the 1830s, establishing a paper mill on the Don River and acquiring other businesses in the late 19th century. In 1889, the Taylor Brothers established a brickyard on the site of the present Don Valley Brick Works where stock brick was produced using the soft-mud process. In this technique, clay quarried from the Don Valley was mixed with water from Mud Creek, a tributary of the Don River, placed into moulds, dried, and baked in kilns that were built on the site. Beginning in 1891, the Taylor Brothers constructed a full-fledged industrial brick works directly south of the quarry, calling their enterprise the “Don Valley Pressed Brick Company”. The name reflected the introduction of one of three new technological advances in brick making. Dry-press brick was produced with shale rather than clay in a nearly dry mixture that was machine-pressed into moulds. As the name suggests, the bricks did not require drying and were taken directly to be fired in kilns. Another new process produced stiff-mud brick from a mixture of clay and shale that used less water than the soft-mud technology. Clay was not forced into individual moulds, but rather a column of clay was extruded through an auger and cut into the required shapes. The product was referred to as wire-cut if a stiff wire was used to sever the clay. Texturing the surface of the auger created rug or tapestry brick. In the third innovation, enameled brick was finished by repeatedly glazing the surface of dry-press brick and burning it in special “muffle” kilns where the bricks were not exposed to direct heat. Products were shipped from the site by cart along Pottery Road or by rail via a spur line to the adjoining railway line. The company’s products were available across North America and won prizes at the World’s Columbian Exposition in Chicago in 1893 and the Toronto Industrial Fair in 1894. Many of Toronto’s landmark buildings, including Osgoode Hall, the Ontario Legislative Building, Massey Hall and Casa Loma, contain material made at the Don Valley Brick Works.

In 1893, the Don Valley Pressed Brick Company added one of the first continuous down-draft kilns in Ontario. Air that was carefully controlled in temperature and direction passed through a series of chambers, boosting the quantity and quality of the fired bricks. In 1907, the site employed two of only four continuous kilns operating in the province. The Canadian Architect and Builder described one of the kilns as “probably the largest of its kind on the continent” with a daily capacity of “from 85,000 to 100,000 brick, just about one-third more than all the other kilns combined” (April 1907). At the turn of the 20th century, the company produced stock brick in two colours using the soft-mud process, both plain and ornamental dry-press brick in two shades, as well as wire-cut, enameled, paving and fire brick, terra cotta, and hollow tile used for flues and drains. Following a downturn in the economy, the Taylor Brothers relinquished the company to their brother-in-law, Robert Davies. Davies and his associates incorporated the business as the “Don Valley Brick Company Limited” in 1909. By World War I, the site contained 35 buildings and a series of kilns. A major expansion occurred in the 1920s when the company, renamed the “Don Valley Brick Works Limited”, added

electricity and opened a new sand-lime production plant. Sand-lime brick was less expensive brick used on the interior of buildings or for imitation sandstone.

In 1928, the estate of Robert Davies sold the brick works to Strathgowan Investments, which amalgamated the business with the Brandon Brick Company of Milton, Ontario, and the John Price Brickyard on Greenwood Avenue in Toronto. Now known as the "Toronto Brick Company", at the outset of the Great Depression the business reached an annual output of 25 million bricks. The Don Valley Brick Works was the only plant in Ontario to produce brick using the soft-mud, stiff-mud and dry-press processes simultaneously. The production of stock brick using the soft-mud process ended in the 1930s. During World War II with the restrictions on non-essential building construction, the brick works operated on a reduced scale, using German prisoners of war for labour. The post-war building boom resulted in a revived demand for stiff-mud brick. Changes to the site involved the demolition of existing structures, including three of the four landmark chimneys, and the destruction of the sand-lime brick production line in a disastrous fire in 1946.

In 1956, United Ceramics Limited of Germany acquired the Toronto Brick Company, retaining the name. Innovations during this period included the automation of the stiff-mud brick process and the continuous kilns. The construction of the Bayview Extension and the realignment of the Canadian National Railway line along the Don River in the late 1950s led to the expropriation of part of the brick works property and the demolition of the gas-fired kilns at the southeast end of the site. In 1962, the Parkhill Martin Brick Machine was relocated from the former John Price Brickyard to produce soft-mud bricks for the "antique" brick market. A new sand-lime brick production line was introduced in 1964. New dryers, kilns and machinery for wire-cut and dry-press brick followed.

By the early 1980s, most of the usable clay had been extracted from the quarry. The sand-lime production line was shut down. Torvalley Associates, a land development company, bought the site in 1984 for a housing development. In 1987, the Metropolitan Toronto Conservation Authority (now the Toronto Region Conservation Authority) acquired the Don Valley Brick Works in order to preserve the property. Brampton Brick, a firm founded in the early 20th century as the Brampton Pressed Brick Company, leased the brick works and purchased the equipment. As one of the last eight brick works operating in Ontario, Brampton Brick produced stiff-mud brick and some soft-mud brick. With the filling in of the shale pit, clay and shale were shipped to the site for the first time. Although production ended in 1989, Brampton Brick operated a retail outlet on-site until 1991. The regeneration of the property began in 1994, and the site reopened as a city park in 1997.

HISTORICAL SIGNIFICANCE

One of the oldest industrial brick producing facilities in the province, the Don Valley Brick Works was the longest operating brick works in Toronto and Ontario. The company used the most advanced technical processes and equipment of the time, often simultaneously, and installed one of the earliest continuous kilns in Ontario. The wide-range of products made on-site were applied to numerous Toronto buildings, ranging from modest structures to the most recognizable landmarks of the late 19th and early 20th centuries. As summarized in the report, Don Valley Brick Works: Heritage

Documentation and Analysis, the property's "most outstanding characteristic is its ability to portray the complexity of a long standing and well used industrial site and brick works in which buildings and spaces are periodically being added to, demolished, adapted and reused to accommodate technical changes, new markets and new ways of marketing, social conditions, new materials and processes of construction and new forms of transportation, sources of capital and power" (Unterman McPhail Cuming, 2-36).

ARCHITECTURAL DESCRIPTION AND SIGNIFICANCE:

ARCHITECTURAL DESCRIPTION

Appendix I, attached, provides descriptions with photographs of the extant buildings and structures at the Don Valley Brick Works. The buildings reflect the names and numbers shown on the plan attached as Appendix II (Unterman McPhail Cuming, Map 6).

Surviving buildings on the site range from the Clay-Shale Grinding Plant (Building 10), dating to 1891 and the oldest remaining structure, to the Brick Storage Shed (Building 13), completed in 1972.

ARCHITECTURAL SIGNIFICANCE

The Don Valley Brick Works represents an important collection of industrial structures that reflects the additions and modifications to the building stock during the century-long operation of the site. As described in the report, the Don Valley Brick Works: Heritage Documentation and Analysis, "many interior walls have numerous openings – some to allow the passage of conveyors, others tracks; on other walls bricked-in windows or doors can be discerned; some buildings almost appear to build on or over or around others. Many walls are repaired with different types of brick and present a pastiche approach. It is this aspect that gives the brickworks its most enduring and viable "heritage"" (Unterman McPhail Cuming, 2-36).

CONTEXT

CONTEXT AND SETTING

The location of the Don Valley Brick Works is shown on the map appended as Appendix III. The property is located on the north side of Bayview Avenue as it curves east and north along the Don River toward Pottery Road. The property included in the designation is bounded by Bayview Avenue on the south, the east and west property lines and, on the north, the North Slope of the former quarry, which is a feature of particular geological importance. A paved brick courtyard known as "Chimney Court" separates the buildings from the quarry. To the north, the former quarry is now parkland with wetlands and ponds, walkways and bridges, and a wildflower meadow. Mud Creek runs through the site via an excavated and reconstructed channel. The Todmorden Mills Heritage Museum and Arts Centre is located to the northeast on the opposite side of the Don River.

CONTEXTUAL SIGNIFICANCE

The Don Valley Brick Works is an integral feature of the Don Valley in an area of geological significance. The collection of buildings, anchored by the “Valley” Chimney, is visible from many vantage points in the Don Valley and the surrounding area. The Don Valley Brick Works is important in context with the neighbouring Todmorden Mills Heritage Museum and Arts Centre as both sites reflect the industrial development of the Don Valley and early industry in Toronto.

SUMMARY

The property at 550 Bayview Avenue is historically and architecturally significant as the location of an important collection of industrial buildings that reflect the historical development of the Don Valley and the history of brick making in Toronto and Ontario. Geologically significant, the property with its physical features is a landmark in the Don Valley.

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Building 16



Building 16 on right

Building 16: Tunnel Kiln and Dryer Building

The Tunnel Kiln and Dryer Building (Building 16) is recommended for designation for architectural and historical reasons. An important component of the Don Valley Brick Works, the building was constructed in 1956-57 for the burning and drying of bricks. It replaced a number of earlier buildings, including a continuous kiln, the original sand-lime brick plant, the #3 stock brick production line, and the “Brick” Chimney, one of four predominant chimneys on the site. The building contained three tunnel kilns that were fired by natural gas, with fuel oil as a backup. The railway-tunnel kilns, produced by G. W. Booth, were among the first installed in Ontario. Dry bricks were burned in one of two gas-fired Harrop tunnel kilns, each with the capacity of 38 cars. Six single-track tunnel dryers were located in the northwest corner. Each tunnel was 140 feet long and held 14 cars. Bricks were dried in two narrow track tunnel dryers next to the wire-cut brick dryer in the building. Historically, Tunnel Kiln and Dryer Building reflected the ongoing brick making processes that were introduced in the 1890s and continued for almost a century in different locations on-site.

The Tunnel Kiln and Dryer Building is located at the southeast end of the property. The Wire-Press Brick Production Plant (Building 14) flanks it on the west. Part of the west wall abuts the Holding Room (Building 12). Behind (north of) Building 16, the concrete retaining wall was constructed about 1891 to separate the buildings from the quarry to the north.

The Tunnel Kiln and Dryer Building rises one extended storey on a concrete foundation. The long rectangular plan is aligned with the short end walls facing north and south. Constructed of steel with red and yellow brick cladding, the building is covered by a gable roof. The east, north and west walls are enclosed with brick, while metal cladding faces the south wall. The “Brick Works Mural” (1996) by Toronto artist Sady Ducros extends across Buildings 14, 15 and 16, covering the lower part of the south walls. Building 16 shares one large interior space with the adjoining Holding Room (Building 12) and the Dry-Press Brick Production Plant (Building 15). Buildings 15 and 16 are all but identical, except that Building 16 is slightly larger in size.

The Tunnel Kiln and Dryer Building is contextually significant in relation to the Brick Storage Shed (Building 13), the Wire-Cut Brick Production Plant (Building 14), and the Dry-Press Brick Production Plant (Building 15) at the southeast end of the Don Valley Brick Works.